

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, April 17, 2012, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held March 29, 2012

7:10 Presentation from Lt. Earl Simmons of the Utah National Guard

PUBLIC HEARINGS:

7:25 Street Master Plan for the Chestnut Farms PUD Subdivision

7:35 Historic Landmark Designation

7:45 Local Consent for Sushi Monster LLC Limited Service Restaurant License

SUMMARY ACTION:

7:50 Minute Motion Approving Summary Action List

1. Approval of Minutes from March 6th and March 20th
2. Ratification of Approvals of Storm Water Bond Logs
3. Arbor Day Proclamation
4. Arendal Manor Subdivision
5. Professional Service Fee Deposit
6. 10.5 Acre Expansion at Bus Park
7. Appointment of Ron Robinson to the Farmington Trails Committee

8. Union Pacific Railroad Easement for Pipe within Red Barn Lane
9. UTA Easement for Pipe within Red Barn Lane
10. Easement to the Weber Basin Water Conservancy District
11. Farmington Greens Open Space Acquisition

PRESENTATION OF PETITIONS AND REQUESTS:

7:55 Final Plat for Hunters Creek Phase 4A

8:05 Easement within Red Barn Lane for the Haws Companies (THC)

GOVERNING BODY REPORTS:

8:15 City Manager Report

1. Update STP DNRWG Trail
2. Upcoming Agenda Items
3. To Do Lists
4. Building Activity Report for March 2012
5. Power Pole Electric Bills from County
6. South Main Street Project
7. Payoff Bonds for Station Parkway (Road to the North)

8:30 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 12th day of April, 2012.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Manager Dave Millheim give the invocation/opening comments to the meeting and it is requested that Council Member Jim Young lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Executive Summary for Planning Commission held March 29, 2012

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Christy Alexander.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: April 4, 2012

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON MARCH 29, 2012

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on March 29, 2012 [note: six commissioners attended the meeting—Chair Michael Nilson, Rick Draper, Bret Anderson, Brigham Mellor, and alternates Mack McDonald, and Brad Dutson]:

1. Woodside Hunters Creek, LLC – Applicant is requesting a recommendation for Final Plat approval for the Hunters Creek Subdivision Phase 4A encompassing 10.337 acres and consisting of 26 lots located at approximately 2250 West 700 North in an AE zone. (S-1-12)

Voted to recommend final plat approval, Vote: 6 – 0.

2. Frank McCullough – Applicant is requesting a recommendation for Final Plat approval for the Villa Susanna PUD Subdivision encompassing .88 acres and consisting of 5 lots located at approximately 1400 North Main Street in a LR-F zone. (S-3-11)

Voted to recommend final plat approval, Vote: 6 – 0.

3. Rick Wyss – Applicant is requesting a recommendation for Final Plat approval for the Arendal Subdivision encompassing 1.5 acres and consisting of 2 lots located at approximately 1442 North 1670 West in an R zone. (S-6-12)

Voted to recommend final plat approval, Vote: 6 – 0.

4. Richard and Lori Conover – (Public Hearing) – Applicant is requesting approval of a conditional use permit to operate a 16 student preschool in the basement of their home located at 469 Quail Run Road in an LR-F zone. (C-3-12)

Voted to approve, Vote: 6 – 0

5. Park Lane Village Partners, LLC – (Public Hearing) – Applicant is requesting approval of a conditional use permit to increase the size of a property sign for the Park Lane Village Apartments in a TMU zone. (C-4-12)

Voted to approve, Vote: 5 – 1

They approved the 400 s.f. banner sign primarily due to the hardship of the windstorm that has prevented their showcase building B from getting finished at this time and has significantly impacted marketing efforts. The approval was with the condition that it must be taken down within 10 days after the last building receives its C. of O., which they project to be in December.

6. Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval to amend the zoning text, establishing additional criteria for smoke shops within the City. (ZT-3-11)

Voted to table for further review, Vote: 6 – 0

The State just passed a smoke shop ordinance and the Planning Commissioners asked that we make a table comparing the State's ordinance to our proposed ordinance, side by side on the issues so they may evaluate if the City should simply mirror exactly what the State has now in place or if the City would like stricter regulations. They plan to vote on this at the next meeting.

Respectfully Submitted



Christy J. Alexander
Associate City Planner

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Presentation from Lt. Earl Simmons of the Utah National Guard

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Lt. Earl Simmons will be present to discuss the Community Covenant Program.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

**S U B J E C T: Public Hearing: Street Master Plan for the Chestnut Farms PUD
Subdivision**

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the attached sub-motions and main motion for the Street Master Plan for the Chestnut Farms PUD Subdivision Phase 2 and future Phase 3, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on March 1, 2012 as set forth in the attached supplemental information.

GENERAL INFORMATION:

See enclosed staff report prepared by Christy Alexander.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Christy Alexander, Associate City Planner
Date: April 4, 2012

SUBJECT: APPROVAL OF A STREET MASTER PLAN FOR THE CHESTNUT FARMS
PUD SUBDIVISION

RECOMMENDATION

1. Hold the public hearing.
2. Approve the attached sub-motions and main motion for the Street Master Plan for the Chestnut Farms PUD Subdivision Phase 2 and future Phase 3, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on March 1, 2012 as set forth in the attached supplemental information.

BACKGROUND & MOTIONS

The first two sentences of Section 12-7-040(4) of the Subdivision Ordinance state, "Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district. In the event a master street plan does not exist, the subdivider shall prepare such a plan for review and approval by the Planning Commission and City Council prior to consideration of a subdivision application.

The subdivider, Symphony Homes, provided the attached master street plan to Farmington City (titled "Yard Drain / Traffic Plan") encompassing the proposed Phase 2 and Phase 3 of the Chestnut Farms Planned Unit Development (PUD). City staff, as directed by the Planning Commission increased the scope of said master plan to include areas west of 1100 West Street and east of 1525 West Street from Farmington Greens Phase 4 on the north and the north portion of the Bangerter property on the south.

City staff met with representatives of the Jung family and the developer regarding the best location for a stub street to the Jung property. The Jung's expressed that they are not interested in developing now or in the future. Symphony homes stated a stub street would result in a loss of a lot for them and additional cost to develop their project; and they also demonstrated to the Jung's how their property could fully develop via a dead-end cul-de-sac with access to 1525 West only with no connection to Chestnut Farms.

The following suggested motion is set forth as a decision tree whereby the end of the

"tree" will hopefully result in a decision for the City Council as to whether or not to approve the overall master plan. Therefore, it is proposed that the City Council vote on "sub-motions" to guide them towards the end motion for the entire plan. Some of the sub-motions are inter-related and the City Council may wish to discuss all sub-motions before deciding on any one particular motion [note: the motions and findings herein, as with all such motions and findings suggested by staff, are recommendations. The Council may choose to add, take away, or modify as it deems appropriate]. The Planning Commission voted unanimously on March 1, 2012 to approve all three sub-motions and the main motion to approve the Chestnut Farm/475 South street master plan incorporating the results and findings of the sub-motions set forth herein.

Sub-motion 1A – PC Approved, staff recommends

Move the City Council approve as part of the Chestnut Farms/475 South street master plan a westerly connection extending 475 South (the "Extension") to a north to south street proposed by the developer.

Findings

- a. If the Extension does not occur, it may result in lots fronting both the existing 475 South cul-de-sac and the proposed north to south street. Section 12-7-020 (1) of the Subdivision Ordinance states: "Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions". It appears that topographic or other unusual conditions that would prevent the Extension do not exist.
- b. If the Extension does not occur, it will result in a violation of Section 12-7-020 (2), which states, "The width of each block shall be sufficient for an ultimate layout of two (2) tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, lines of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement". It appears that the exceptions to this requirement do not exist.
- c. Section 12-7-020(3) which states, "The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet. In blocks over eight hundred (800) feet in length a dedicated walkway through the block, at approximately the center of the block, may be required. Such walkways shall be not less than ten (10) feet in width". The approximate distance of the block on the east side of the proposed north to south street on Symphony property from 300 South Street to 475 South Street is about 1000 feet, and the approximate distance from the Extension to the street planned on the south side of the LDS Church is about 750 feet. If the Extension does not occur it may result in a violation of the Ordinance because the block length will be 1750 feet.

The block face on the west side of the said north to south street does comply with the ordinance due to wetland constraints. Nevertheless, the ordinance

allows for a trail to be placed connecting through to 1525 West on the west side of the north to south street.

- d. The City's Development Review Committee (DRC) provided the following:
 - 1) A sanitary sewer line exists in the proposed alignment of the Extension. The Central Davis Sewer District requires an all weather surface for maintenance and cleaning and prefers a paved street over its sewer line.
 - 2) The Farmington City Public Works Department and City Engineer will require a water line in the area encompassed by the Extension and they request that the City locate the water line in a paved street right-of-way.
 - 3) Public Works and the City Engineer informed the City that a storm sewer line/facility will also be located in the Extension, and they state this as reason that it should be a paved right-of-way.
 - 4) Public Works states that the Extension will result in one less cul-de-sac for snow plows, garbage and fire trucks in the city; which will allow more efficient delivery of these services to the public [note: the DRC maintains that cul-de-sac's make for cumbersome turnarounds for large vehicles as opposed to a straight streets].
 - 5) The Fire Department states that a through street, or the Extension, will increase the efficiency of delivery of emergency services.
- e. The City's traffic engineer recommends the Extension because connecting streets will reduces overall local traffic speed and increase safety for pedestrians and children more so than if streets remain dead-ends, and the Extension will evenly distribute traffic within the neighborhood.
- f. The Symphony Homes 2005 Master Plan for Chestnut Farms, previously approved by the City, shows the Extension.

- OR -

Sub-motion 1B – PC did not approve, staff does not recommend

Move the City Council not approve as part of the Chestnut Farm/475 South street master plan a westerly connection extending 475 South (the "Extension") to a north to south street proposed by the developer subject to the following:

- 1. No lot in the Symphony Home project may have double frontage on the 475 South cul-de-sac and the proposed north to south street. In lieu of lots, the property owner may develop open space in this area.
- 2. Residents on 300 South and 250 South must understand that additional traffic may occur in their neighborhoods.

3. It may be necessary for the City to amend its street and block standards in the Subdivision Ordinance.

Findings

- a. The amount of traffic that will be diverted to 300 South and 250 South is negligible.

Sub-motion 2A – PC Approved, staff recommends

Move the City Council approve a stub street to the Jung property (the “Jung Stub Street”).

- a. Section 12-7-040(4)(b) states, “Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.
- b. Topography or other physical conditions do not prevent the developer from stubbing a street to the Jung property.
- c. The Jung Stub Street provides the most advantageous future development of adjacent tracts. Wetlands running north to south divide the Jung property east to west. The east portion of the property is developable, and in the event the US Army Corp of Engineers prevents any encroachment of the wetlands in the future, the property may still be fully developed from the east from the stub street and the west from 1525 West.
- d. The Jung’s desire not to develop now or in the future. But in the event that years from now Jung heirs or assigns desire to develop, the option is available. In the meantime, the Jung’s will continue to have full use and enjoyment of all of their property as they deem appropriate as owners.
- e. The first sentence of Section 12-7-020(3) states, “The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet”. The distance from Citation Drive to the proposed street south of the existing LDS Stake Center is approximately 2900 feet. Although, wetlands in the area dictate that the eventual distances between blocks in this area may never comply with the ordinance, a possible extension of the Jung Stub Street to 1525 West will result in a block face distance from Citation Drive to this street of approximately 900 feet, which is consistent with the ordinance.
- f. The City’s Traffic Engineer maintains that a possible Jung Stub Street connection will result in better local traffic circulation in the area.
- g. The Jung Stub Street may become an important connection if a 375 South Street

is not extended as discussed in another sub motion set forth herein.

- h. A home now exists on parcel 08-074-0032 (1 acre) which is centered/surrounded by parcel 08-074-0033 (4 acres). Both parcels are owned by the Jung family. If the Jung Stub Street is extended to 1525 West Street in the future, the extension can be designed to veer north and miss the home while still allowing development of reasonable sized lots on both sides of said extension without involving another property owner because the Jung family also owns the adjacent 5 acre parcel (08-074-0022) on the north side of 08-074-0033.

- OR -

Sub-motion 2B – PC did not approve, staff does not recommend

Move the City Council not approve a stub street to the Jung property (the “Jung Stub Street”).

Findings

- a. The stub street was not approved as part of the 2005 Chestnut Farms Master Plan and therefore the angle of road and the existing curb and gutter will make for an awkward and less ideal intersection with 300 South Street.
- b. The stub street is not necessary to better maintain traffic circulation in the area because the 375 South Street will be extended to 1525 West Street as shown on the 2005 Chestnut Farm master plan, and this is partly the reason the Jung Stub Street was not shown on the 2005 plan.

Sub-motion 3A – PC Approved, staff does not recommend

Move the City Council approve a 375 South Street connecting a proposed north to south street to 1525 West Street (“375 South”).

Findings

- a. 375 South will increase and improve inter-connectivity to 1525 West.
- b. 375 South was shown on the 2005 Chestnut Farms master plan previously approved by the City.
- c. Wetlands may exist in the area, but the developer previously planned to mitigate these wetlands.

- OR -

Sub-motion 3B – PC did not approve, staff recommends

Move the City Council not approve a 375 South Street connecting a proposed north to south street to 1525 West Street (“375 South”).

- a. The 375 South extension is not necessary, because a stub street is provided to the Jung property.
- b. Existing wetlands demonstrate that the extension should not go through.
- c. Historic drainage flows may be disrupted by such an extension to 1525 West Street.

Suggested Main Motion – PC Approved, staff recommends

Move the City Council approve the Chestnut Farm/475 South street master plan incorporating the results and findings of the sub-motions set forth herein.

Findings:

1. The Subdivision Ordinance requires a master street plan prior to consideration of a subdivision application (12-7-040(4)).
2. The plan provides inter-connectivity within the neighborhood evenly dispersing local traffic north to south and east to west .
3. The plan demonstrates how the neighborhood may connect to the Bangerter property enhancing neighborhood inter-connectivity and local traffic dispersion.
4. The City Traffic Engineer, Tim Taylor, provided a positive recommendation regarding the plan.

Supplemental Information

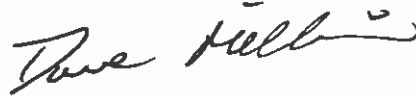
1. Chestnut Farms master plan (Phase 2 and 3).
2. Chestnut Farms/475 South street master plan.
3. Letter from CDSD (to be presented at the meeting).
4. Letter from Farmington City Public Works (to be presented at the meeting).
5. Letter from City Engineer (to be presented at the meeting).
6. Letter from Farmington City Fire Department (to be presented at the meeting).
7. Letter from Farmington City Traffic Engineer (to be presented at the meeting).
8. Farmington City 2009 Master Transportation Plan (MTP).
9. Chestnut Farms 2005 Master Plan, revised/received October 3, 2006.
10. Trip distribution illustration.
11. Sections 12-7-010, 12-7-020, 12-7-030, and 12-7-040 of the Subdivision Ordinance.

Respectfully Submitted

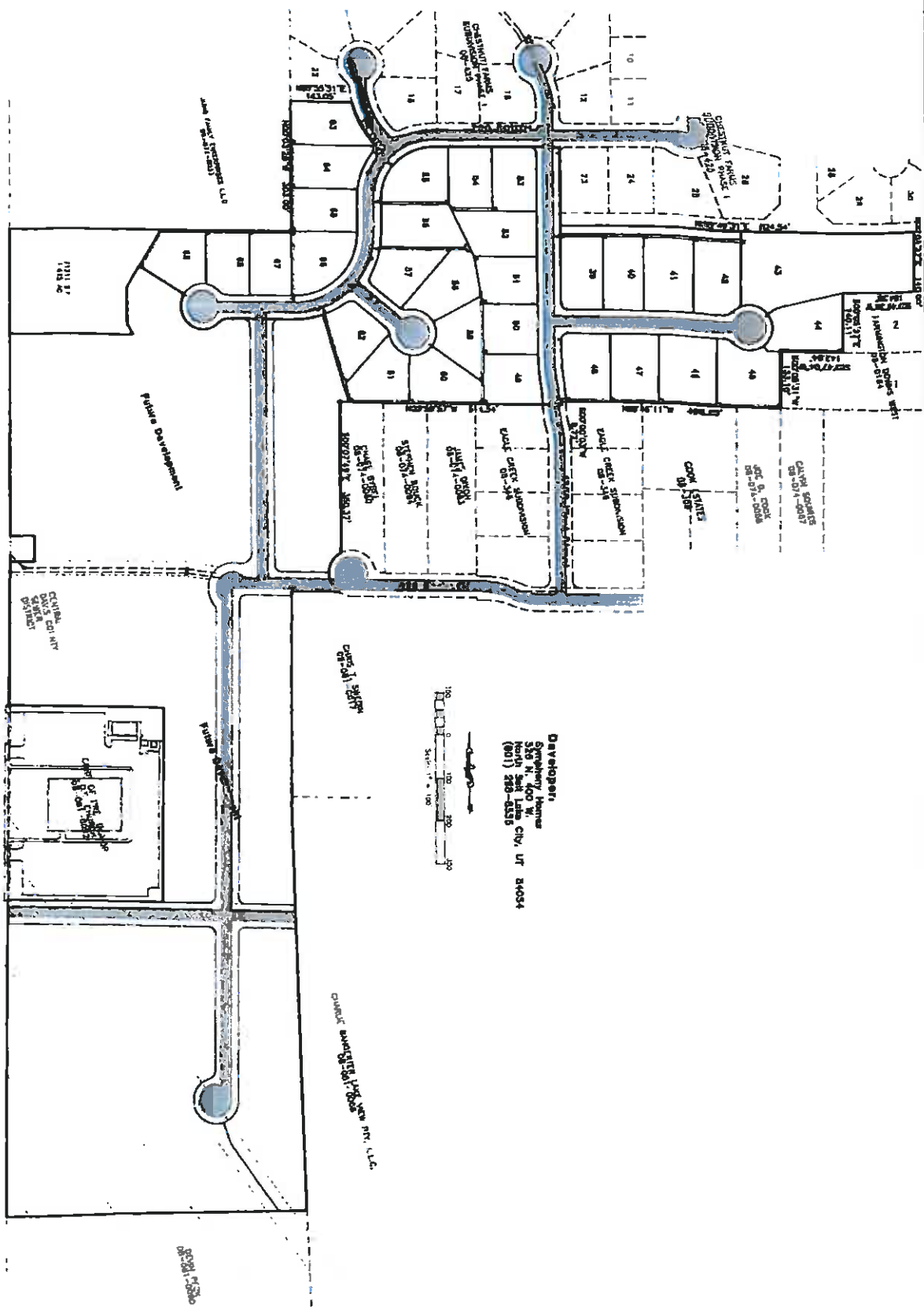


Christy J. Alexander
Associate City Planner

Review & Concur



Dave Millheim
City Manager



Revised: 2/23/2012

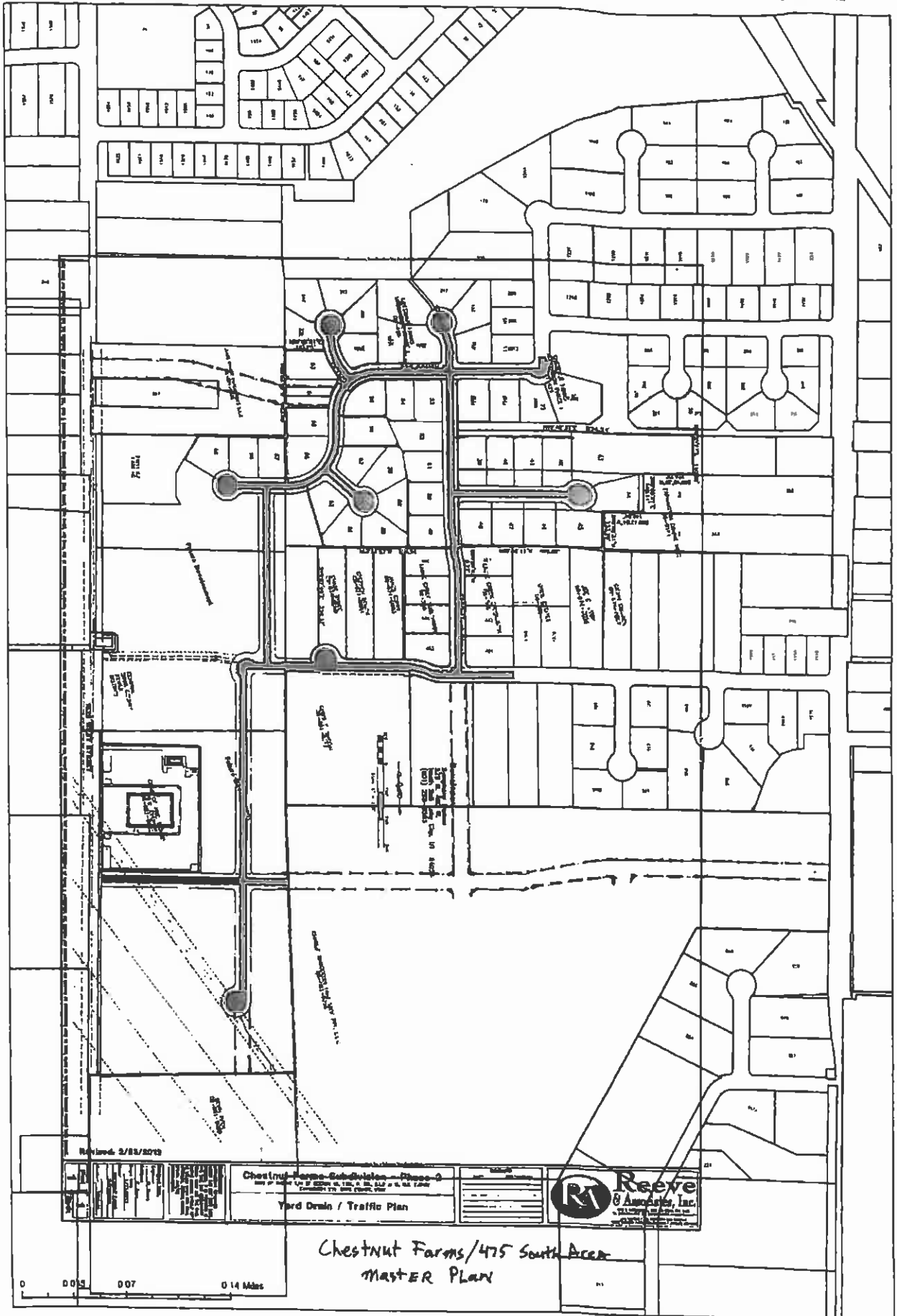
Chestnut Farms Subdivision - Phase 2 PART OF THE SE 1/4 OF SECTION 28, T.29, R.23, S.18 & N. 1/2, U.S. SURVEY PARKERSBURG CITY, DAVIS COUNTY, IOWA		Reeve & Associates, Inc. 1000 N. 1st Street, Suite 100 Parkersburg, WV 26101 (304) 426-1111	
Yard Drain / Traffic Plan		RA	



FARMINGTON CITY



Date 2/24/2012



Zimbra**dpetersen@farmington.utah.gov****Sewerlines****From :** Jill Houston <jillh@cdsewer.org>

Thu, Mar 01, 2012 01:37 PM

Subject : Sewerlines**To :** Dave Petersen
<dpetersen@farmington.utah.gov>**Cc :** Tammy North, PE <tnorth@crsengineers.com>

Mr. Petersen,

Due to the weight of our large vacuum / flusher trucks used for cleaning, we now require an all weather surface over our sewer lines. Roadways are preferred whenever possible allowing better access for our equipment to TV and clean the lines.

We realize because of topography that a roadway may not be possible, in these instances we work with the developer to come to a compromise that will not jeopardize the maintenance of the sewer lines.

Thank you for time,

--

Jill Houston
Central Davis Sewer District
2200 South Sunset Dr.
Kaysville, UT 84037
801-451-2190

Memorandum

To: Dave Petersen, Community Development Director

From: Ray White, Street Superintendent & Abe Wangsgard, Public Works
Inspector

Date: 3/1/2012

Re: 475 South Street

The Public Works Department requests that 475 South becomes a through street for the following reasons:

1. Water Department wants all water lines under a road.
2. Water Department requires all water lines to be looped. This prevents the water from becoming stagnant.
3. The storm drain should be in a road for ease of maintenance.
4. The shoot for storm water that goes over the sidewalk was designed as a temporary solution. The shoot causes a hazard and a stagnant mess.
5. Heavy trucks have a difficult time turning around which causes a dangerous situation.
6. When the fire hydrant is flushed the cul-de-sac fills with water.
7. The storm drain will be extended.
8. If there is excess storm water it can flow down the road.
9. A road is better than a trail for the Public Works Department.
10. If it is a trail the Home Owners Association would be responsible for maintaining the trail.
11. The City will not snow plow a trail.
12. There has to be a 10 foot separation between the water line and the sewer line.

Zimbra

dpetersen@farmington.utah.gov

FW: Scanned image from MX-5001N

From : Tammy North, PE
<tammy.north@crsengineers.com>

Wed, Feb 29, 2012 04:12 PM

1 attachment

Subject : FW: Scanned image from MX-5001N

To : Dave Petersen
<dpetersen@farmington.utah.gov>

Dave,

Attached is the letter that you requested on the extension of 475 South street. Something that I did not include in the letter, but that might be a good argument as well is that at the time that 475 South was first proposed, there were no stub streets or cul-de-sacs- just a super long dead-end. It was after the fact that Michael Brown came in and developed the stub street and cul-de-sacs at a higher density. That means the original cul-de-sac would have been beyond the 1000' limit for dead-end roads- which I am sure was only allowed because it was a temporary situation to be corrected when the street eventually went through.... Just a thought.

Let me know if you need anything else.

Tammy

-----Original Message-----

From: noreply@crsengineers.com [mailto:noreply@crsengineers.com] On Behalf Of noreply@

Sent: Wednesday, February 29, 2012 4:08 PM

To: Tammy North, PE

Subject: Scanned image from MX-5001N

Reply to: noreply@crsengineers.com <noreply@crsengineers.com> Device Name: Not Set

Device Model: MX-5001N

Location: Not Set

File Format: PDF (High)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

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<http://www.adobe.com/>

 **noreply@crsengineers.com_20120229_180819.pdf**
239 KB



CALDWELL RICHARDS SORESEN
ANSWERS TO INFRASTRUCTURE

Dave Peterson
Farmington City Community Development Director
160 South Main Street
Farmington, Utah 84025

RE: 475 South Extension

Dear Dave,

We have reviewed the schematic plan in the area of 475 South and the new Symphony development and recommend that 475 South be extended as a through street as further development occurs rather than remaining the dead-end cul-de-sac it is currently. This recommendation is based on several factors:

- The detention basin and drainage at the back of the cul-de-sac was always intended to be temporary solution until such time as the development allowed a connection to the storm drain system. This would include storm drain pipe and inlet boxes. Although a connection could be made through an easement, it would be better from an operation and maintenance standpoint to have it in a dedicated ROW that is paved.
- The waterline will also need to be looped to provide an additional feed to the area for emergency flows. This line, by state code would have to be laid at least 10' away from the existing sewer line. The required easement will need to be almost as large as a dedicated road to fit the existing sewer, proposed water and storm drain utilities in. Utilities in back lot easements make it difficult for the Public works department to access for routine maintenance and emergency services. Landscaping, including tree roots, fencing, and sheds often cause havoc for utility lines in private easements. A paved road is preferred.
- From a traffic movement standpoint, the City needs an additional connection from 1525 West to 1100 West.

We offer these concerns for consideration as the extension of 475 South is contemplated.

Sincerely,

Tammy North, PE
Caldwell Richards Sorensen

FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East
P.O. Box 160
Farmington, Utah 84025
Tel. (801) 451-2842
Fax (801) 451-7865



THE DESIRE TO SERVE THE COURAGE TO ACT THE ABILITY TO PERFORM

29 February 2012

David Petersen
City Planner
Farmington City Corporation

RE: Safety Concerns of new Street Designs and Lay-Outs

Dear Dave,

After discussion with Chief Guido Smith, I am writing to you to request that new street designs and configurations, specifically for but not limited to subdivisions, have streets that are continuous and avoid the use of culdesacs whenever possible. While there may be advantages to using culdesacs in some instances, for the Fire Department access is limited to only one point of entry. If the available duty crew should happen to be on the opposite side on the subdivision there would be a delay associated with a more lengthy and circuitous response path.

A second problem is manifest in winter when snow is plowed and/or stacked in the end of the culdesac and summer when vehicles and trailers are parked on the street, limiting access to responders.

Additionally, culdesacs normally have a fire hydrant at the very end which is useful for water line and hydrant maintenance but in event of a fire if such a hydrant were employed for fire-fighting purposes a "reverse lay" is required since the front of the engine is facing the hydrant. Such a procedure takes more time and is less efficient when seconds count and time is of the essence. If the hydrant in the culdesac is on a dead-end water line the flow would likely not be as great as if it were on a looped line that continued down a contiguous street.

If you have any questions, please feel free to contact me.

Sincerely,

Paul Hayward
Fire Marshal



9980 SOUTH 300 WEST STE. #200
SANDY, UT 84070
PHONE: 801-456-3847
FAX: 801-618-4157

February 27, 2012

David E. Petersen
Community Development Director
160 South Main
Farmington, UT 84025

RE: Chestnut Farms/475 South street master plan

Dear Dave:

The purpose of my letter is to express my support of increased connectivity as a part of the Chestnut Farms/475 street master plan.

This area of the City is unique in that it is primarily bounded on the West and South by wetlands associated with the Great Salt Lake. As such, east/west traffic movements are and will continue to be limited only to local traffic. Existing zoning for low residential densities further reduces the potential for and volume of east/west "cut-through" movements that could negatively impact residential neighborhoods.

Increased connectivity of the local roadway network in this area will provide several important benefits:

- Multiple east/west route options between 1525 West and 1100 West
- More balanced dispersion of traffic to several local roads rather than a single local road
- Increased route options for local traffic – vehicles, pedestrians and bicycles.
- Increased access for emergency vehicles
- More efficient utility connections, maintenance activities, and trash/recycling operations

These benefits are overwhelmingly supported by professional planning and transportation organizations including the American Planning Association (see Policy Guide on Smart Growth - 2002) and the Institute of Transportation Engineers (see Context Sensitive Solutions in Urban Walkable Communities - 2006) and are well documented in numerous publications.

Please let me know if you have questions or would like additional supporting information.

Sincerely,
WCEC ENGINEERS, Inc

A handwritten signature in black ink, appearing to read 'Timothy J. Taylor', is written over the printed name.

Timothy J. Taylor, P.E., PTOE

cc:
Project File



2009 ROADWAY FUNCTIONAL CLASSIFICATION PLAN

- Arterial (106') *
- Minor Arterial (100') *
- Major Collector (80') *
- Minor Collector (66') *
- Important Local Road (60') *

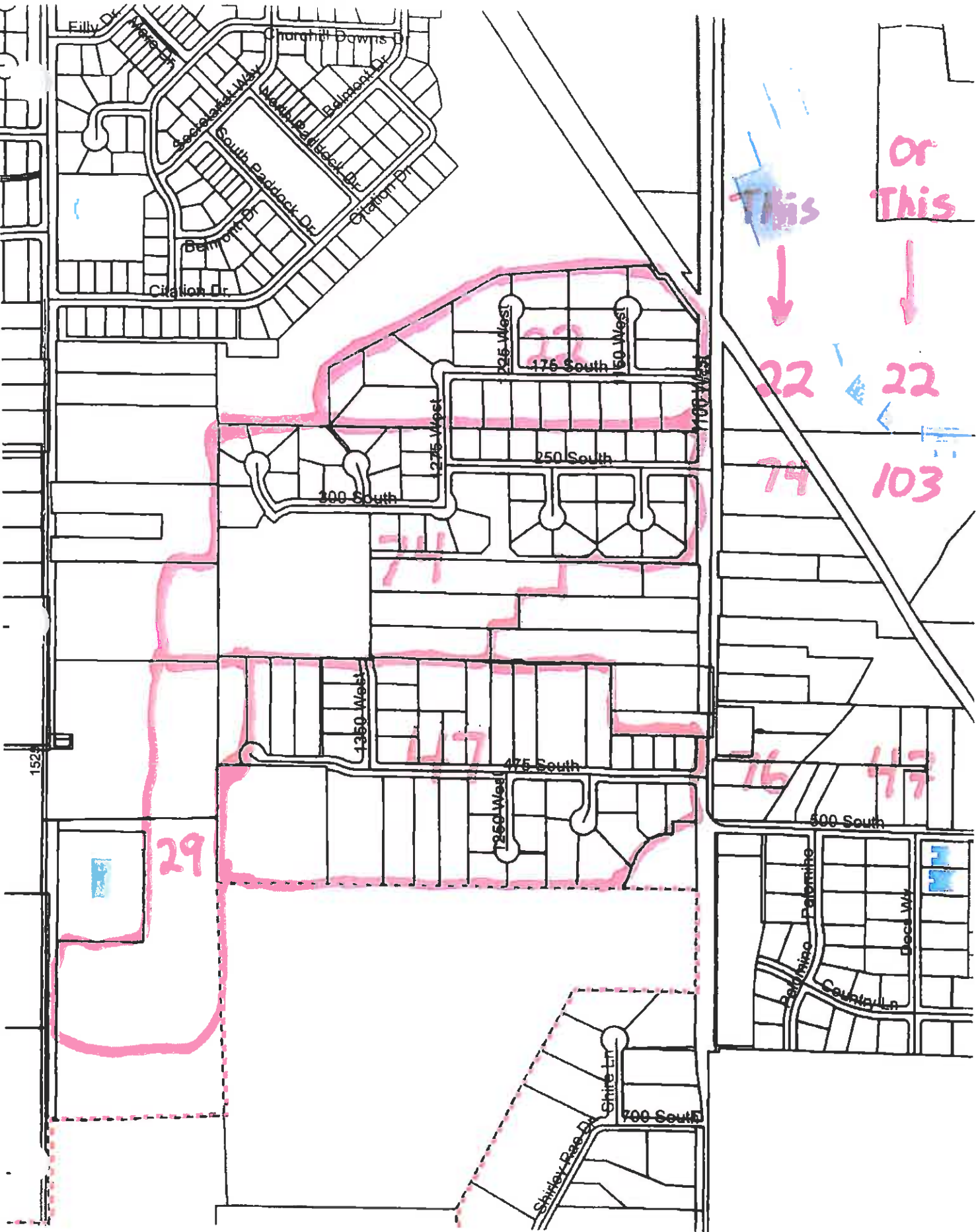
- Future North Legacy Connector Area
- Intersection Improvements
- Farmington Boundary
- Future Interchange
- Interchange Reconfiguration

- *NOTE: Roadways Are Designated As:
- Existing
 - - - Proposed Alignment
 - Future Improvement



WCEC
Western Connecticut Electric Company

0 500 1,000 1,500 2,000



CHAPTER 7

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS

12-7-010	Subdivision Layout.
12-7-020	Blocks.
12-7-030	Lots.
12-7-040	Streets.
12-7-050	Protection Strips.
12-7-060	Dedication and Reservation.
12-7-070	Landscaping.
12-7-080	Utilities and Easements.
12-7-090	Water Courses.
12-7-100	Warranty Period.

12-7-010 Subdivision Layout.

- (1) The subdivision layout shall conform to the official Master Plan.
- (2) Where trees, groves, waterways, scenic points, historic spots or other City assets and landmarks, as determined by the City, are located within a proposed subdivision, every reasonable means shall be provided to preserve these features.
- (3) Whenever a tract to be subdivided adjoins or embraces any part of an existing or proposed street so designated on the major street plan, such part of the public way shall be platted, dedicated, and improved by the Subdivider in the location and at the width specified.
- (4) Where a railroad right-of-way abuts a subdivision, the plat shall make provisions for future grade separations whenever the City shall find such a requirement to be necessary.

12-7-020 Blocks.

- (1) Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions.
- (2) The width of each block shall be sufficient for an ultimate layout of two (2) tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, lines of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement.
- (3) The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet. In blocks over eight hundred (800)

feet in length a dedicated walkway through the block, at approximately the center of the block, may be required. Such walkways shall be not less than ten (10) feet in width.

12-7-030 Lots.

(1) All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots, and no building permit shall be issued for any lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.

(2) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty feet (20') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

(3) The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Ordinance for the district in which the subdivision is located.

(4) The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul-de-sac on which the lot faces. The Planning Commission may allow exceptions to this requirement where considerations for solar orientation are involved.

(5) Corner lots for residential use shall be platted ten feet (10') wider than interior lots in order to facilitate conformance with the required street setback requirements of the Zoning Ordinance.

(6) A lot shall not be divided by a City limit line. Each such boundary line shall be made a lot line.

(7) Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, or public purpose.

(8) Lot numbers shall begin with the number "1" and shall continue consecutively through the subdivision, with no omissions or duplications. No block designations shall be used. When a subdivision is developed in phases, the phase number shall precede each lot number. For

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

- (a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;
- (b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;
- (c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and
- (d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.
- (e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

12-7-040 Streets.

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

STREET CLASSIFICATION

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Important Local	Local
R-O-W width	106 ft.	100 ft.	80 ft.	66 ft.	60 ft.	55 ft.
width to back of curb	86 ft.	65 ft.	57 ft.	42 ft.	37 ft.	32 ft.

(2) Where the potential impacts on the existing street systems are considered to be great, or in the case of unique circumstances concerning access, topography or street layout, a Transportation Planning/Engineering Study may be required.

(3) The following principles shall govern street names in a subdivision:

- (a) Street Names, wherever practical, shall be assigned numerical names. Alphabetic names may be considered for streets of a meandering or diagonal nature or for other streets as specifically approved by the City Council.
- (b) Each street which is a continuation of, or an approximate continuation of, any existing dedicated street shall be given the name of such existing street. When any street forms a portion of a proposed street previously ordered by the City Council to be surveyed, opened, widened or improved, the street shall be given the name established in said Council order;
- (c) The names of newly created streets of a noncontinuous or noncontiguous nature shall not duplicate or nearly duplicate the name of any streets in the City;
- (d) The words "Street," "Avenue," "Boulevard," "Place," "Way," "Court," or other designation of any street shall be spelled out in full on the plat and shall be subject to approval by the Planning Commission. Any street name incorporating one of the terms used above shall conform to the established definition of that term. Any named street shall also have the proper numerical coordinate as approved by the City Building Inspector.

(4) Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district. In the event a master street plan does not exist, the subdivider shall prepare such a plan for review and approval by the Planning Commission and City Council prior to consideration of a subdivision application. The following principles shall be observed:

- (a) Where appropriate to the design and terrain, proposed streets shall be continuous and in alignment with existing planned or platted streets with

which they are to connect;

- (b) Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts;
- (c) Dead-end streets which exceed one lot depth in length shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City. The following standards shall apply to dead-end streets:
 - (i) Dead-end streets shall serve as access for not more than twenty-four (24) dwelling units and shall not exceed one thousand (1000) feet in length.
 - (ii) When a dead-end street reaches its maximum length and/or maximum number of lots, it shall not be extended except to connect to another street which provides a second point of independent access.
 - (iii) Exceptions to the requirement for a second point of independent access may be granted by the City Council, after receiving a recommendation from the Planning Commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the City and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services.
- (d) Nonconforming Dead-end Streets - The provisions of this section shall not be construed to prevent construction on approved residential lots fronting on nonconforming streets exceeding one thousand (1000) feet in length which existed prior to January 9, 1991. These streets include, but are not necessarily limited to, 1400 North Street, Summerwood Drive, Cherry Blossom Drive, Welling Way, and 1100 West Street (south of Shepard Lane). Extension of these nonconforming streets may be permitted but shall be subject to the following standards and restrictions:
 - (i) Extension of a nonconforming street may be approved by the City Council only after receiving recommendations from the Planning

Commission, Fire Department, Police Department, Public Works Department, and the City Engineer. The Fire Department and/or Police Department may recommend additional conditions to facilitate public safety and emergency services;

- (ii) All streets shall be fully improved and shall be designed and constructed at locations shown on an approved street master plan;
 - (iii) A temporary turnaround, with a radius of forty feet (40'), shall be provided at the end of the street. The temporary turnaround shall have an all-weather surface acceptable to the Fire Department; and
 - (iv) Until such time as nonconforming streets can be connected to a second access, lots on such streets shall not be approved which are less than two (2) acres in size, unless the City Council in consideration of all circumstances shall differently approve by resolution.
- (e) The following standards shall govern the development of cul-de-sacs:
- (i) Cul-de-sacs shall serve as access for not more than twenty-four (24) dwelling units, shall not exceed one thousand (1000) feet in length, and shall have a fully improved turnaround at the end with a minimum radius of forty-two feet (42') to back of curb and fifty feet (50') to the right-of-way line. Exceptions to the maximum length or maximum number of lot standards may be granted by the City Council, after receiving a recommendation from the Planning Commission, upon a finding that the topography or other physical conditions of the development site make it impossible to develop the property any other way and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services;
 - (ii) Transverse grades within the turnaround of a cul-de-sac shall not exceed five percent (5%);
 - (iii) If surface water drains into the cul-de-sac due to the grade of the street, necessary catch basins and drainage easements shall be provided;
 - (iv) Driveways, mailboxes, fire hydrants, or any other obstruction at the terminal of a cul-de-sac shall be designed in such a way as to provide an area for the piling of snow;

- (f) Proposed streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit. "T" intersections rather than "cross" intersections shall be used wherever possible for minor streets;
- (g) Minor residential streets longer than six hundred (600) feet, which may be conducive to high-speed traffic, shall be prohibited;
- (h) Alleys shall not be permitted in residential subdivisions except when approved for access to lots abutting an arterial. Alleys in nonresidential subdivisions may be permitted;
- (i) The maximum grade for any street in the City shall be ten percent (10%). Where unusual and unique topographic or environmental conditions exist on a proposed development site, exceptions may be specifically approved by the City Council to permit streets with grades up to, but not exceeding, twelve percent (12%) for collector streets and fourteen percent (14%) for local streets. Such exceptions may be granted only after careful review of each individual application and after receiving a recommendation from the Planning Commission. The maximum length of a street segment at grades steeper than ten percent (10%) shall also be determined, and specifically approved, by the City Council.

(5) Subdivisions adjacent to major streets and freeways shall be designed as specified in the Major Street Plan and as determined by the Planning Commission. The following principles and standards shall be observed:

- (a) Street design shall have the purpose of making adjacent lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic and of minimizing the interference with traffic on major streets. The number of intersecting streets along major streets shall be held to a minimum;
- (b) Sidewalks along major streets shall be not less than five feet (5') in width;
- (c) When the rear line of a double-frontage lot borders a major street, the Subdivider may be required to execute and deliver to the City an instrument, deemed sufficient by the City Attorney, prohibiting the right of ingress and egress from the street to the lot. The Subdivider shall also be required to install such paving as necessary to construct the street or to bring it up to standard width and shall install curb, gutter and sidewalk, along the street. However, the City may for good cause waive the foregoing requirements.

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Public Hearing: Historic Landmark Designation

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the enclosed ordinance designating the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin as historic resources on the Farmington Historic Landmarks Register.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: April 6, 2012

SUBJECT: **HISTORIC LANDMARK DESIGNATIONS**

RECOMMENDATION

Approve the enclosed ordinance designating the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin as historic resources on the Farmington Historic Landmarks Register.

BACKGROUND

The Farmington City Historic Preservation Commission has forwarded the enclosed recommendation to the Council regarding the placement of the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin as historic resources on the Farmington Historic Landmarks Register. The Historic Preservation Commission has been in communication with the Daughters of the Utah Pioneers on this issue.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

**FARMINGTON CITY
HISTORIC PRESERVATION COMMISSION**

March 29, 2012

Mayor Scott Harbertson and City Council Members
160 South Main St.
Farmington, UT 84025

Re: Designation of Properties to the Farmington Historic Landmarks Register

On the evening of March 28, 2012, the Farmington City Historic Preservation Commission reviewed and approved the submission of the Farmington City Cemetery, the Farmington Historical Museum, both City owned properties, and the Charles Penrose Cabin owned and maintained by the Davis/Farmington Daughters of Utah Pioneers for designation on the Farmington Historic Landmarks Register.

Thank you for your consideration.

Sincerely,

Farmington City Historic Preservation Commission

Executive Director

Annette Tidwell

Members:

Steve Aguirre

Pat Acklen

Chairperson

Debra Sevell

FARMINGTON, UTAH

ORDINANCE NO. 2012 - ____

AN ORDINANCE OF THE FARMINGTON CITY COUNCIL DESIGNATING THE FARMINGTON CITY CEMETERY, THE FARMINGTON HISTORICAL MUSEUM, AND THE CHARLES PENROSE CABIN AS HISTORIC RESOURCES ON THE FARMINGTON HISTORIC LANDMARKS REGISTER.

WHEREAS, the Farmington City Council recognizes that the historical heritage of the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin are among its most valued and important assets; and

WHEREAS, the designation of a Historic Resource to the Farmington Historic Landmarks Register serves to protect the original settings and structures and to preserve Farmington's historical heritage; and

WHEREAS, the Farmington Historic Preservation Committee finds that the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin satisfy the criteria governing the designation of Historic Resources to the Farmington Historic Landmark Register and has recommended to the Farmington City Council that the Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin be so designated;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Designation. The Farmington City Cemetery, the Farmington Historical Museum, and the Charles Penrose Cabin respectively located on the southeast corner of 500 South and 200 East, the northeast corner of 100 North and Main Street, and east of the Rock Church at 272 North Main (Davis County Tax I.D. #07-026-0067) in Farmington City are hereby designated Historic Resources and are added to the Farmington Historic Landmark Register.

Section 2. Notice of Listing. A Notice of Listing pertaining to the Davis County Memorial Courthouse shall be filed with the City Recorder and recorded in the office of the Davis County Recorder.

Section 3. Recordation. The Historic Preservation Commission shall record this ordinance with the City Recorder's Office and the Davis County Recorder's Office

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 17th DAY OF APRIL, 2012.**

ATTEST:

FARMINGTON CITY

Holly Gadd
City Recorder

By: _____
Scott C. Harbertson
Mayor

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Public Hearing: Local Consent for Sushi Monster LLC Limited Service Restaurant License

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the Local Consent from for the state liquor license, conditional upon compliance with all conditions of Title 32B of the Utah State Code and City Ordinances.

GENERAL INFORMATION:

See enclosed staff report prepared by Ken Klinker.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Ken Klinker, Planning Department
Date: April 10, 2012

SUBJECT: **LOCAL CONSENT FOR SUSHI MONSTER LLC LIMITED-SERVICE RESTAURANT LICENSE**

RECOMMENDATION

1. Hold a Public Hearing as Required by City Code.
2. Approve Local Consent form for the state liquor license

The approval should be conditional upon compliance with all conditions of Title 32B of the Utah State Code and City Ordinances.

BACKGROUND

Sushi Monster LLC is applying to the Utah Department of Alcohol Beverage Control Licensing and Compliance Section for a Limited-Service Restaurant liquor permit to allow them to serve alcohol in their restaurant at Station Park.

In order for them to apply for the state permit, they are required to get a Local Consent form signed by the City. Farmington Ordinance 6-5-160 (see attachment) allows the City to provide local consent for such applications, but public comment must be taken before the application is considered.

The site plan for the restaurant has been approved, and the restaurant is the legal distance away from schools, churches, public libraries, playgrounds, and parks. The attached applications show the floor plan for this proposed use.

Respectfully submitted,

Ken Klinker
Planning Department

Review and concur,

Dave Millheim
City Manager

Attachment-

Section 6-5-160 Processing of Applications; Local Consent.

(a) Any request for local consent from the City for the issuance of a liquor license or permit by the Commission in accordance with Title 32A, Utah Code Annotated, shall be in writing and shall be directed to the Business License Official and the City Community Development Director. The written request for local consent shall be accompanied by:

- (1) An approved site plan or conditional use permit or copy of the requesting party's business license, one of which shall be a prerequisite to obtaining local consent;
- (2) Evidence of proximity to any school, church, public library, playground or park; and
- (3) A floor plan of the business, including areas where the requesting party proposes to keep, store and sell liquor; and
- (4) Any other information the City may require to accurately evaluate the merits of the request.

(b) Upon receiving the request and the accompanying information, the Business License Official shall submit the request to appropriate City departments for their review and comment. The request shall be reviewed by the City Council at a regularly scheduled meeting not more than 45 days after a complete application is received. The Council shall take public comment on the request. After review of the request and accompanying information, the Council shall vote on whether or not to grant its consent for the issuance of a liquor license.

(c) Operational Restrictions. Each person granted a liquor license and the employees, management and personnel of the licensee or permittee shall abide by the conditions and requirements provided in the Alcoholic Beverage Control Act.

(d) Restrictions on Local Consent. There shall be no limitation on the number of Local Consents granted by Farmington City.

April 10, 2012

Farmington City
C/O Ken Klinker
130 North Main
Farmington, UT 84025

Please consider this letter a request for a Local Consent for the Sushi Monster Restaurant located at 935 W. West Promontory in the Station Park Development. They are applying this month for a beer and wine only liquor license.

If you have any questions please call me and thank you.

Steve Barth
801-259-5760

LIMITED-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

Farmington, ☒ City ☐ Town ☐ County
Local business license authority
hereby grants its consent to the issuance of a limited-service restaurant liquor license to:

Business Name (DBA): Sushi monster LLC @ Farmington

Applicant Entity/Business Owner: Ling Wu

Location Address: 935 W. West promontory Farmington UT 84025

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

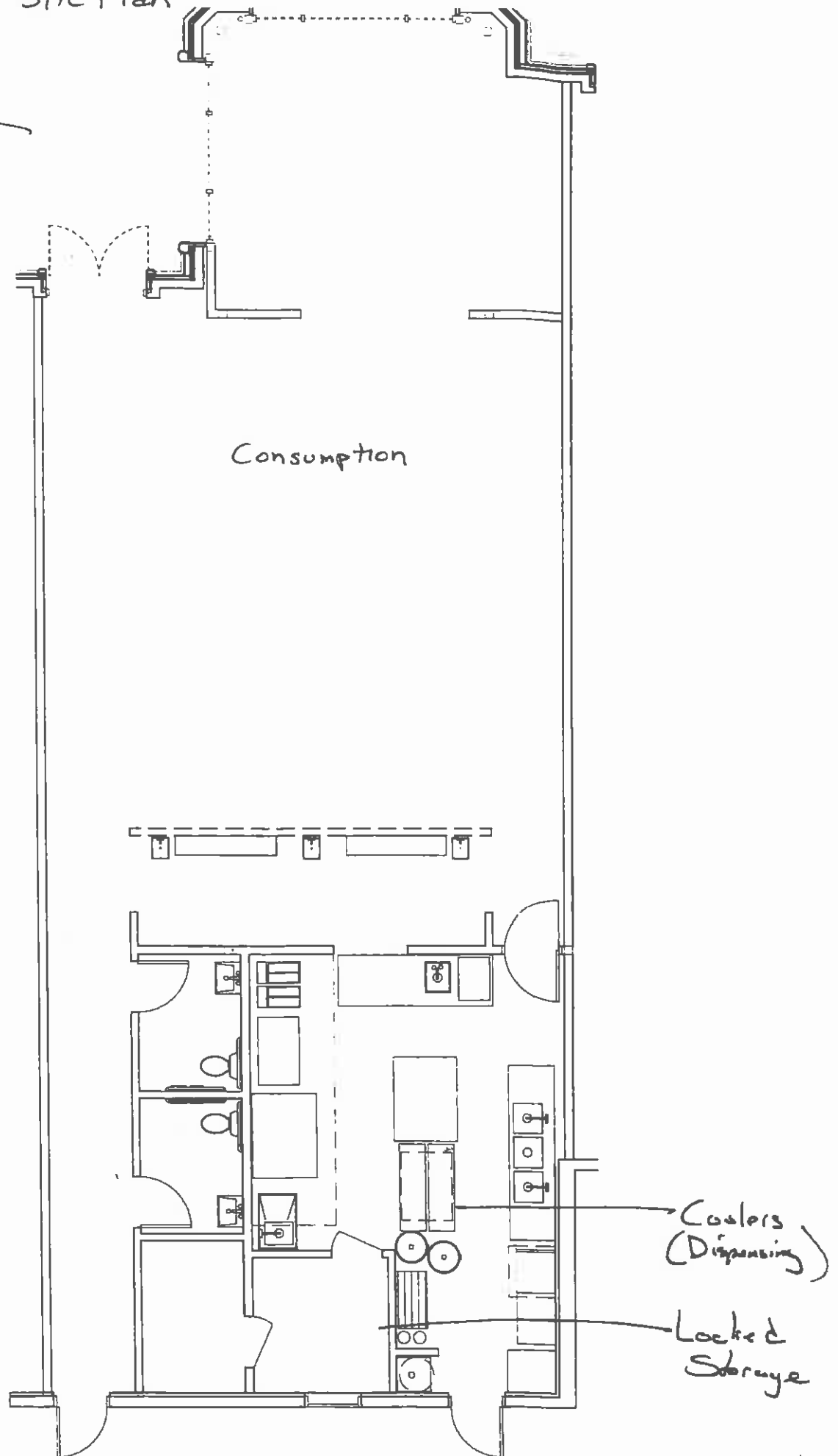
Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent (RL) 1/2012

Meeting on 26th

Sushi
Monster
Farmington

Site Plan





For Council Meeting:
April 17, 2012

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from March 6th and March 20th
2. Ratification of Approvals of Storm Water Bond Logs
3. Arbor Day Proclamation
4. Arendal Manor Subdivision
5. Professional Service Fee Deposit
6. 10.5 Acre Expansion at Bus Park
7. Appointment of Ron Robinson to the Farmington Trails Committee
8. Union Pacific Railroad Easement (Red Barn Lane)
9. UTA Easement (Red Barn Lane)
10. Easement to the Weber Basin Water Conservancy District
11. Farmington Greens Open Space Acquisition
12. Liquor License

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

March 6, 2012

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Community Development Director David Petersen, City Engineer Paul Hirst, City Recorder Holly Gadd, Deputy Recorder Deann Carlile, and Recording Secretary Cynthia DeCoursey

Mayor Harbertson began the meeting at 6:05 p.m. **Dave Millheim** offered an opening prayer, and the Council reviewed the following agenda items:

Trail Property Revocable Permit

The Council discussed whether or not the City should sell this property to the residents, if the City should do a 99-year lease or if the lease should be open-ended, and whether or not permanent structures should be allowed. The residents asked for a letter from the City stating that they have no plans for the property for 10-15 years. **David Petersen** said one resident wants to build an expensive structure on the property, and the Council agreed to listen to his proposal during the regular session.

Summary Action List - #4 – Ordinance Amending, Renumbering and Recodifying Title 2 of the Farmington Municipal Code regarding Government

The Mayor referred to Section 2-01-120 on p. 3 of the Code and expressed concern regarding the text of the order of procedure and the Robert's Rules of Order and a paragraph that was deleted on p. 4. **Nelsen Michaelson** asked for clarification on (a) and (c) on p. 4, and **Dave Millheim** suggested that the Council table this item to allow further review by the City Attorney and to answer the two questions.

Dave Millheim said there will be a closed session following the regular session to discuss two potential property acquisitions, and he spoke about the following items which were not on the agenda:

EOC Notification – He explained to **John Bilton** that as Mayor pro tem he should be aware of the City's procedures during an emergency and what to do if he receives an email from **Paul White** regarding Emergency Operations Center (EOC) notifications.

Fire Department Document – He handed out a document prepared by **Chief Smith** which outlines the National Fire Protection Association (NFPA) guidelines and outlines possible staffing options to meet the guideline. He complimented **Chief Smith** for his efforts.

Transportation Information – He has been working on the list of projects on the capitol improvement plan as they relate to transportation. It has been a frustrating process because of the various moving parts. There are impact fees which must be documented and spent within a certain period of time, the State Transportation Plan (STP) funds because of the regional roads in the City, and developer reimbursement money—i.e. \$1.7 million from CenterCal to help pay for Station Parkway. He met with **Tammy North** and **Tim Taylor** and asked for a top 10 list so that various projects can be tracked and the City can discuss its strategy for tracking and completing the projects. Staff plans to gather this information and put it into a logical format that will facilitate processes and deadlines. The funds for the Park Lane swoop will be in the upcoming STP—a process that required several years of effort, and other projects need the same kind of foresight. **Ben Wuthrich**, the transportation planner for the Wasatch Front Regional Council, met with City staff and helped them go through the steps, and he discovered a problem which the City now has a chance to

deal with. There are currently \$17 million in projects with only \$3 million available to fund those projects—one project alone is \$8.5 million. The completion of the D&RG trail from the south end of Farmington to Centerville is on the list. When the trail was built, UTA promised to finish it but made a mistake, and UTA spent \$2 million to finish portions of it last year and promised to finish it this year but is competing with all of the other projects and ranks last. He told the Council that they will be asked to rank the projects and determine possible revenue sources for each one. A future road through the proposed business park will require several years of effort and focus and may require a legislative approach for funding. This has been a time-consuming effort for staff, but it is critical for the City's future transportation needs.

New Fire Truck

Fire Chief **Guido Smith** invited the **Mayor** and the Council to the parking lot to see the new fire tender truck which was acquired through a grant. The truck is worth \$74,455, and the City's investment into the truck is \$4,188. It has 200 miles, automatic transmission, anti-lock brakes, and safety features the previous truck did not have.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Community Development Director David Petersen, City Engineer Paul Hirst, City Recorder Holly Gadd, Deputy Recorder Deann Carlile, and Recording Secretary Cynthia DeCoursey

CALL TO ORDER:

Roll Call/Opening Comments/Invocation/Pledge of Allegiance

Mayor Harbertson began the meeting at 7:00 p.m. and welcomed those in attendance. An opening prayer was offered by **Cory Ritz**, and the Pledge of Allegiance was led by Boy Scout **Britton Belnap** of Troop 1845.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Executive Summary – February 16, 2012 Planning Commission Meeting

A summary of the meeting was included in the staff report.

PRESENTATION OF PETITIONS AND REQUESTS:

Introduction of new Youth City Council members/Administration of Oath of Office

Mayor Harbertson introduced the new Farmington Youth City Council for 2012-2013:

Officers:

Mayor: **Alyssa Utley**
Director of Youth Citizenship: **Olivia Oldroyd**
Chair of Publicity: **TeeJay Jewett**
Director of Volunteerism: **Sydney Pace**
Historian: **Lizzy Welch**
Secretary: **Liz Ashby**
Treasurer: **Jace Riley**

Returning Council Members:

Jacob Barnett
Sarah Barfuss
Calvin Barnett
Maren Lee
Austin Lemon
Katherine Smith

Parliamentarians: **Jarom Barnes & Sadie Caldwell**
Sergeant of Arms: **Coleman Barnson**

Porter Sykes
Cooper VandeMerwe

New Council Members:

Ben Barlow	Elizabeth Barnett
Carmen Ferrin	Sara Harper
Emily Madsen	Abby Mattinson
Daniel Montgomery	Shelby Morrow
Cami Paget	Steven Swanson
Haley VanOrderbeck	Kayla Weddington

Miss Farmington – Report on upcoming events

The current Miss Farmington **Jessica Francis** participated in Farmington Festival Days, hosted the Little Miss Farmington pageant, appeared on Fox 13 News with Big Buddha, held a garage/bake sale, and featured Ariel Simpson in the newsletter. She prepared a brochure of coping skills to distribute during her presentation at local schools and helped with several school carnivals. She was in charge of the Halloween Eve and Christmas parties and helped with the storytelling festival. She spoke in health classes at FJH, and she and her brother played their violins at the South Davis hospital and the Apple Tree Assisted Living center. She spoke to several YW groups and participated in the National Pancake Day to raise funds for Primary Children's Hospital. Farmington's Got Talent will be on Sat., March 10th and she invited the Mayor and the Council to a benefit concert on Mon., April 9th which will feature Cori Connors, the Eskelsen's, the winner of the 2011 Farmington's Got Talent, and the Red Rock Country Band. A high-heel-a-thon will be held on May 5th to raise additional funds for PCH, the Miss Farmington Pageant will be held on May 19th, and the Miss Utah Pageant will be June 11-16.

Presentation – “Top Shooter Award”

Chief Hansen explained that a few years ago the Police Department wanted to get the City Council involved with their Department so they invited them to the shooting range, and it became a fun, annual event for the Mayor and Council Members and their wives. Fire Arms Instructor **Bryant Ives** presented the Top Gun Awards to **Nicole Millheim** and **Mayor Harbertson**.

Presentation of Davis County Animal Control Services by Clint Thacker

Clint Thacker said they are happy to be servicing Farmington City. He introduced **Tracy Roddom**, Shelter Supervisor, and said they provide services for Davis County entities—15 cities, Boyer Hill military housing, and Hill Air Force Base. They also work with 13 police agencies and the Davis County Sheriff's Department. They provide anything and everything animal related, including:

- **Dispatch:** The center is capable of receiving 4000 calls per month.
- **Shelter:** The animals are cleaned and prepared and shown to potential buyers.
- **Office:** They work with the public and provide support to the other Departments.
- **Impounds:** Animals are taken to the shelter after trying all other options—tags, micro chips, and tattoos. Their #1 goal is for the animal to have a temporary stay and be returned to its owner.
- **Return to Owner:** “Lost reports” are used to trace animals, and in 2010 they had a 45% return to owner rate on dogs; 4% on cats; and 20% on livestock.
- **Adoptions:** After 5 business days, the animal becomes the property of Davis County. A behavior assessment is done to determine if the animal is ready for adoption, and there are two options for adoptions: (1) on-site adoptions during office hours; (2) off-site adoptions.

- **Euthanasia:** This happens when it is medically necessary, it has been requested by the owners, an animal has been in the Shelter too long, it is court ordered, or the animal fails behavior testing. In 2010, 84-85% of the cats that came to the shelter were euthanized. The Shelter has implemented procedures to reduce that number.

Mr. Thacker told the Council that efforts are being made to change the mind set from “euthanasia” to “let’s try everything before we euthanize.” Emphasis is placed on accountability, team work, and communication. There is no longer an age limit on adoptable animals, a sliding scale reduces the price of animals if they are in the Shelter for a long time, and a volunteer program was created.

The **Mayor** thanked **Mr. Thacker** and his staff for their efforts. He expressed concern about the number of calls in Farmington and asked if the calls come from a particular area. **Mr. Thacker** said when he asked his GIS department for information, they realized that the way they collect data/addresses is not mappable. However, they were able to map about 500 calls, and most of the calls came from the east side. He said a confined animal call is a stray animal reported by a resident, and Farmington had 270 confined animal calls in 2011. Wildlife calls are \$25.75 per call, and there were 218 wildlife calls in 2011 and 275 during 2010. Wildlife calls seem to go in cycles, and 2011 was a lower year for wildlife calls. Farmington’s total calls were 849 in 2009, 969 in 2010, and 1,312 in 2011 which is a significant increase. If the calls remain high in 2012, reasons need to be identified so that the public can be educated regarding Animal Control Services. He plans to collect more data on complaint calls and officer-generated calls. The Shelter does not respond to calls regarding large wildlife. If it is an emergency type of situation, the local police department will usually provide assistance. He said they are always open to suggestions, and the **Mayor** said the City would like as much data as possible which can be used to educate Farmington residents.

Trail Property Revocable Permit

Mayor Harbertson said he and **Dave Millheim** met with **Ben Barrus** and **Chris Larsen** regarding this .97 acre tract of land (20’ in width, 2,153.16’ in length) which is adjacent to the D&RG rail line. Staff drafted a Revocable Permit that each resident will need to sign if the Council approves it. The main concern for the City is that the trail is not finished.

Chris Larsen, 873 and 887 S. Country Lane, would like to construct an \$80-100,000 building on this property but is hesitant to do so without some type of agreement from the City. He asked what use the City could possibly have for the subject property and pointed out that if UP used the railroad for a freight line, there would be a landlocked trail between 500 S. and Glover Lane at best. He respects the preservation of the land but thinks it would make more sense to sell it to the homeowners. There may be some residents who would be hesitant to purchase the property depending on the price.

The **Mayor** said if he were in the same situation, he would be hesitant to build a large structure on the property. The City plans to pave the trail at some point, but UP also has the right to use it as a freight line. It may be possible for the City to sell the property in the future, but at this point in time, the best option may be to sign this agreement and allow additional time for the neighbors to be on the same page. **Nelsen Michaelson** said he can see the dilemma in terms of making a decision, but it would be difficult to make this type of commitment to a resident. **Cory Ritz** said there is already a trail on the D&RG tracks, so the only issue is that it is not paved. The only way this piece would have any value to these homeowners is if they improve it, and the City does not plan to improve it, so he would like to see the residents use it in some form or another. **Jim Talbot** said it is a great idea for the residents to use the property, but he would not build a permanent structure on land he did not own. **John Bilton** asked if the City feels like this is a cloud on the D&RG because if this connection is not made, it is a trail to nowhere. **Dave Millheim** said the Council needs to decide whether or not to approve the Permit now, later, or not at all. He cautioned against selling the property in pieces because the end result could be weed patches, and he advised against allowing

buildings on the property. He said the Council should not attempt to apply values to the property without an appraisal because it could set a precedent.

Motion:

John Bilton made a motion to approve the Revocable Permit and to direct staff to coordinate efforts with petitioners in obtaining permits for each owner of the property abutting the trail property and with a change in paragraph two state: “. . . Permittee agrees not to erect or install any structure or improvement *that requires a building permit* other than any landscaping, garden, fence, unless authorized by the prior written consent of the City,” and subject to the following conditions:

1. The petitioners must do the work in obtaining the signatures for the permits;
2. All owners of property abutting Parcel #1 must agree to and sign the permit. It must be unanimous and completed by May 1, 2012 or the City will continue to retain the property as is.
3. Each aforesaid owner must pay survey, recording, and other costs associated for the permit related to their respective property.
4. As part of the yard improvements, the property owner may put in a small accessory building that does not require a building permit. Nevertheless, he does so at his own risk, as the permit can be revoked at any time.

The motion was seconded by **Nelsen Michaelson** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Minutes from February 21, 2012
2. Final Plat approval for the Miller Meadows Phase 4 Subdivision
3. Request to approve ownership of a conservation easement by an LLC
4. Ordinance amending, renumbering and recodifying Title 2 of the Farmington Municipal Code regarding Government

Motion:

Jim Young made a motion to approve items 1-3 on the Summary Action List. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

GOVERNING BODY REPORTS:

City Manager Report

1. Girls Softball

Dave Millheim reported that the City received permission from the Davis School District to use a portion of their property in west Farmington for sports fields, and the Parks Department is moving forward with the project. It will be a huge benefit to the City for a very small investment. Parks Director **Neil Miller** said there is not enough field space at the present time for a girl's softball program. He believes the residents who use these fields will be the City's biggest advocates as it seeks funding for a regional park. **Jim Talbot** said he would like the fields to allow all types of sports. **Cory Ritz** and **Jim Talbot** said the School District agreed to construct the softball fields several years ago, and **Dave Millheim** said he will search the record.

David Petersen found the agreement between the City and DSD and read: “The School District shall assume all costs associated with the development of new playing fields to include two softball/baseball diamonds, one football field. The softball/baseball diamonds shall include backstops and skinned baselines.” **Dave Millheim** said and staff will do further research on the agreements.

2. 5k Road Race

There will be an eagle project “Cinco de Mayo 5k Road Race” on May 5th to raise funds for a charity in South America.

3. Haight Home in “The Grove”

Staff looked at the Hector Haight Home—it is in terrible condition, and a significant amount of money would be necessary to restore it. The woman who lived there wanted a constant water flow for her garden, so she drilled a 3-inch hole into the water pipe. The Public Works Department will fix that problem, and the City plans to clean up the property on the Service day in April. The original developers agreed to preserve the home which would be included with the sale of Lot 2. The current developers have lost sales because of the home, and they have no interest in preserving it. Several Council Members said the preservation of the home was a condition of approval, and **Dave Millheim** agreed but said preservation expectations were not defined—he thinks the City’s only leverage would be a civil action against the developer. He will speak with the City Attorney to find out how much the City can legally force. He suggested having an architect inspect the home, and **Jim Talbot** agreed to talk to Alysa Revel of the Historic Commission concerning the issue.

4. Well House

He handed out information from City Engineer **Paul Hirst** which includes the bid and construction schedules for the well house.

Mayor Harbertson & City Council Reports

- The proposed location for the new water tank is in an area marked as “roadless”; another option is close to the boundary but off the “roadless” area, and Water Superintendent **Larry Famuliner** likes the new location. **Dave Millheim** said this will be discussed during the closed session.
- He asked the Council to refer to the calendar for three budget meetings which have been scheduled.
- He met with **Craig Trotter** of CenterCal and toured the Station Park project. The fountain is ready except that some of the stone is back ordered. They plan to open it in May along with several other tenants, and construction will continue during the spring and summer. He sent an email regarding the alignment of Grand Avenue, and **Dave Millheim** said the issue will be on a future Council agenda.
- He attended a meeting with the Public Works and Building Departments to address two concerns: (1) The City has received complaints from contractors regarding the requirement for excavation permits. The Public Works Department does not want to require homeowners to get a permit to install a mailbox or a sprinkler system. (2) After contractors have finished their work and the bond is released, landscapers come in with their equipment and ruin some of the previous work, and then the City replaces portions of the sidewalk. Public Works wants either the homeowner or the landscaper to be responsible for the repairs, and a checklist for contractors has been placed on the Building Department’s counter which should help the two Departments work together on this issue.

- He expressed appreciation to staff for their efforts on the City Council retreat held in February.
- He met with **Danny Downs**, manager of a new store called Gordmans. The ribbon cutting for the store will be held at 10:00 a.m. on March 23rd, and the Council is invited to attend.
- The League is concerned about the bill which will require all billboards to be converted to electronic and would like limitations placed on the bill—such as only locating them near freeways.
- The Utah League of Cities and Towns Convention will be held April 11-13 in St. George, and Council Members should contact **Holly Gadd** if they plan to attend.
- There is a small area of dirt where the ballard is located (near the entrance to the building), and he would like it to be filled in with concrete.

Nelsen Michaelson

- He had nothing to report

Jim Talbot

- The Historic Commission would like an update on the Allie Rose home, and **David Petersen** said he spoke with UDOT—they are preparing a transfer of ownership to the City.

Cory Ritz

- The City needs to make sure that contractors are not sloping off to surrounding homeowners and causing runoff problems, and **Dave Millheim** asked him to send the specific homeowner's address.

John Bilton

- He had nothing to report

Jim Young

- He asked if the City is doing the work on the Lagoon trail, and **Dave Millheim** said City employees have been working on it as time permits, but they hope to make significant progress on the cleanup during the City's April 21st Day of Service.

CLOSED SESSION

Motion:

At 8:55 p.m. a motion was made by **Jim Talbot** for the Council to go into a closed meeting to discuss the acquisition of real property. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Scott C. Harbertson, Mayor

Motion:

At 9:35 p.m. a motion to reconvene into an open meeting was made by **Nelsen Michaelson**. The motion was seconded by **John Bilton**, and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

ADJOURNMENT

Motion:

Nelsen Michaelson made a motion to adjourn the meeting. The motion was approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**, and the meeting adjourned at 9:35 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

FARMINGTON CITY COUNCIL MEETING

March 20, 2012

WORK SESSION

Present: Mayor Scott Harbertson, Council Members, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Community Development Director David Petersen, Assistant City Planner Christy Alexander, Parks & Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member John Bilton was excused.

Mayor Harbertson began the meeting at 6:05 p.m., and Jim Young offered the opening prayer.

Discussion of future community park and recreation center

Neil Miller presented information regarding the proposed 10.33 acre sports field expansion at Bus Park on property owned by Davis School District. The anticipated costs are \$22,400 for the irrigation system, \$3,500 for equipment, and \$6,500 for grass seed, with a total of \$32,400. The fields would be able to accommodate all of the City's soccer games, and there were 840 sign-ups for spring soccer. Dave Millheim said this is a short-term, inexpensive option for the City's sports programs, and he believes the soccer parents could become advocates for a new, larger park in Farmington. He stressed the importance of developing a plan, having funding sources in place, and appointing a steering committee at some point in the future. Staff and the Council agreed that cooperation between the DSD and Farmington is an important factor. Issues such as accommodating sports other than soccer, parking, restroom facilities, a recreation center, and funding sources were discussed in further detail.

Schematic Plan/Master Street Plan for Chestnut Farms PUD Subdivision

David Petersen explained that Phase 3 includes an extension of the current cul de sac on 475 South which has caused a great deal of attention from residents in the area. The City Ordinance requires the developer to provide a master street plan for the adjoining areas which must be approved by the Planning Commission and the City Council. The Commission approved a master street plan between 1100 and 1525 West, the wetlands and the Bangerter property. Symphony decided to provide the Jung stub but asked for additional time to determine if it should run east to west or south to north, and they also scaled back their schematic plan to include 16 lots. Several residents are upset because the Ordinance does not require a public hearing with master plan approval, and staff recommended that the Council table the item and hold a public hearing at their next meeting on April 17, 2012.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Assistant City Planner Christy Alexander, City Engineer Paul Hirst, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Member Daniel Montgomery was also in attendance. Council Member John Bilton was excused.

CALL TO ORDER:

Roll Call/Opening Comments/Invocation/Pledge of Allegiance

Mayor Harbertson began the meeting at 7:05 p.m. and welcomed those in attendance. The opening prayer was offered by **Jim Young**, and the Pledge of Allegiance was led by **Taylor Greenwell**.
REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission Meeting held March 1, 2012

The Summary was included in the staff report.

American Legion – \$1000 donation to the Veteran’s Memorial/Winner of the Oratorical Contest

Paula Stevenson, representing Post 27 of the American Legion, presented a \$1000 donation for the Veteran’s Memorial to the City of Farmington. She introduced **Taylor Greenwell** of Davis High School who won the State Oratorical Contest and will represent Utah at the national contest in April, and **Taylor** gave a portion of his speech.

Presentation by the Trails Committee

George Chipman expressed appreciation to the **Mayor** and City Council for their past and continuing support of the Farmington Trails Committee. He said there are currently 42 trail chiefs who monitor the trails throughout the City. He provided several details from the FTC Annual Progress Report for 2011, and their top priorities for 2012 include:

1. Protection for the north Farmington hillside;
2. Legacy Trail maintenance;
3. Main Street jogging/bicycle path;
4. Buffalo Ranch Access Trail near Farmington Ranches Park;
5. South Frontage Road bicycle/jogging route.

Mayor Harbertson thanked **Mr. Chipman** for his years of service on the FTC and said the City’s trails system were a huge factor in receiving the 12th best place to live designation.

PUBLIC HEARINGS:

Zone Change for Chestnut Farms PUD Subdivision Phase 2

Christy Alexander said the current zoning is A, and Symphony is requesting a change to AE (PUD) which is the same as Phase 1. The request is consistent with the City’s 1993 policy that any property east of the 4218 line will be rezoned to AE.

Public Hearing:

Mayor Harbertson opened the Public Hearing at 7:40 p.m. and asked the public to restrict their comments to the issue at hand.

SueAnn Phillips, 340 South 1525 West, is nervous about future development in west Farmington. She purchased two acres of property in west Farmington to raise her family and have a goat farm, but they stink and make a lot of noise and stink. She is concerned that the AE zoning will be too close to property owners who want rural space and asked the Council to remember that they chose to live in west Farmington with the animals and mosquitoes.

John Wheatley said they realized that additional work on a master plan for this area was necessary and informed the public that the area along 1525 West (north of the LDS Church) is wetlands and will not be developed. The area south of the LDS Church is a regional detention area, so their plan is not to develop along 1525 West—it will be a buffer zone.

The Public Hearing was closed at 7:45 p.m.

Jim Talbot said it is difficult when property owners exercise their rights, but buying and selling property is part of the process. The Council is sensitive to these specific issues and is hopeful that a plan can be created that will work for everyone. **Cory Ritz** shared a saying, “What is popular is not always right, and what is right is not always popular” and said this issue uses both interpretations. In his opinion this rezone is appropriate because it puts mechanisms in place to address some of the problems in the area.

Motion:

Nelsen Michaelson made a motion to approve the Zoning change from A (Agricultural) to AE (PUD) (Agricultural Estates (Planned Unit Development)) on approximately 9.9 acres of property associated with the Chestnut Farms PUD Subdivision Phase 2, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on February 16, 2012 as set forth in the attached supplemental information. The motion was seconded by **Jim Talbot** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

Schematic Plan for Chestnut Farms PUD Subdivision Phase 2

Christy Alexander said that after two Planning Commission public hearings and four neighborhood meetings were held, it was determined that additional time was necessary for Symphony Homes and City staff to configure streets in this area.

John Wheatley agreed that the master street plans were not ready for final approval, and they are very aware of the drainage issues west of I-15. Their plans for Phase 2 will be described in detail on the request for preliminary plat approval.

Public Hearing:

The Public Hearing was opened at 7:55 p.m.

Chase Bybee, 1418 West 475 South, asked if the application for the remaining 10 acres would include a public hearing with the Planning Commission, and **Christy Alexander** said there would be a public hearing when an application for schematic plan was received.

Ken Williams, 344 South 1100 West, appreciated the input from Symphony Homes—solving the water issues looks easy on paper—but he is very concerned about the 4-acre field directly east of the cul de sac which has not drained properly for 25 years. During the 1982 flood, water flowed from the east of 1100 West across to their properties, and he and his neighbors shared the expense of the damages. Davis County installed a pump station near the railroad tracks but continues to have water issues. He would like to be involved in the process and believes it is possible to correct the problems, but it will be expensive and time consuming. He asked the Council to do what is best for the community.

Valerie Bybee, 1418 West 475 South, said she agrees with **Ken William’s** comments. She asked who would be responsible for the maintenance of the ditches and pointed out that the drainage ditch in Phase 1 is not very deep and is full of weeds.

Sue Ann Phillips has lived on 1525 West for 7-8 years, and their barn did not flood the first few years, but it has flooded every year since then. When development takes place on the empty fields, the water has nowhere to go, and the existing residents suffer the consequences.

The Public Hearing was closed at 8:05 p.m.

The **Mayor** said he and **Cory Ritz** toured the area earlier in the day, and he is confident that the issues will be scrutinized carefully by City Staff and the City Engineer. **Nelsen Michaelson** attended two Commission meetings and walked the area with City staff so he could understand the issues. An important factor is that a naturally wet weather pattern occurred in 2011 which increased the water table and made the situation worse. He is confident that if drainage systems are put into place and are maintained, the problems can be resolved. **Jim Talbot** understands the process because he is a developer, but he also understands the residents' concerns. He wants to make sure the City is not moving too fast and that the issues are carefully addressed. **Jim Young** said the Council is sympathetic to the drainage issues and has encouraged City staff to take a vigorous approach to address these concerns. **Cory Ritz** said he agrees with the previous comments, and a vigorous approach is vital because this is the last chance to do it right. He said not all of the problems were caused by Symphony Homes--some of it is historical flow, and some of it was man made. The existing 1350 West stub to the north and the extra fill has created a dam which has resulted in backyard ponds. He is also concerned about a drainage ditch that was dug across the wetlands area. He asked Symphony Homes if their cul de sac lots are sold at a premium price, and **Mr. Wheatley** said they are. **Ken Williams** said a developer dug the ditch and was stopped by the Army Corps of Engineers.

City Engineer **Paul Hirst** said he knows the history of this area and is very aware of the elements which must be addressed in the future. He said storm drainage is a huge issue, and there is also a base flow (minimum amount of water) that has to be contributed to this particular area as part of the settlement prior to Farmington Crossing construction. Four cubic feet per second (csf) must flow beneath the freeway, across CenterCal's property, under Shepard Lane, through the Greens and into this particular area. Storm drainage is a real issue in this area because it is the low end, and the Central Davis Sewer District's pump station needs to be kept functional.

Motion:

Nelsen Michaelson made a motion to approve the Schematic Plan for the Chestnut Farms Phase 2 PUD Subdivision (16 lots) located at approximately 300 South 1350 West, and subject to the same conditions and findings established previously by the Planning Commission on March 1, 2012 and as set forth in the attached supplemental information. **Jim Young** seconded the motion which was approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

PRESENTATION OF PETITIONS AND REQUESTS:

Street Master Plan for the Chestnut Farms PUD Subdivision

Motion:

Cory Ritz made a motion to table the request for the Street Master Plan for the Chestnut Farms PUD Subdivision Phase 2 and future Phase 3 and to direct staff to increase the noticing area to approximately 1000 feet. The motion was seconded by **Nelsen Michaelson** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

Environmental Work on Extension of Park Lane

Mayor Harbertson said State Transportation Program (STP) funds for this road extension will be available after Oct. 1st, and UDOT requires an environmental impact report prior to releasing the funds.

Motion:

Jim Talbot made a motion to authorize staff to enter into an agreement with CRS Engineers to conduct an Environmental Study for the Park Lane Extension. The work is not to exceed \$25,420 and will be paid from account number 38-600-550. The motion was seconded by **Jim Young** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Ordinance amending, renumbering and recodifying Title 2 of the Municipal Code
2. Approval of Minutes from the City/Council/Executive Staff Retreat held February 25, 2012
3. Ratification of Approvals of Storm Water Bond Logs
4. Approval of Disbursement Lists for February 2012
5. Agreement with UTA regarding Lagoon Shuttle
6. Surplus Vehicles
7. Miller Meadows Subdivision, Amendment #2

Motion:

Jim Talbot made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

GOVERNING BODY REPORTS:

City Manager Report

1. Upcoming Agenda Items
2. To Do Lists
3. Closed meeting to discuss potential litigation
4. Davis County Fire Chief's Pride and Ownership Seminar/mandatory drill for volunteer firemen

Mayor Harbertson & City Council Reports

- He and members of staff met with Centerville City to look at the possibility of Farmington having its own court system. Their case load is similar—approximately 300 cases per month, and there are many issues to consider. The City Manager was directed to send a letter to Davis County and request that they conform to their current contract and provide case information to the City on a monthly basis.
- He met with several department heads to prepare for the upcoming budget sessions. The Fire Dept. has tremendous needs, and he asked **Chief Smith** to prioritize their needs. He said the federal government has also placed numerous requirements on both the Police and Fire Departments.

Nelsen Michaelson

- He expressed appreciation to City staff for their patience and efforts in his training.

Jim Talbot

- He received a respectful email from resident **Lorenzo (Hank) Semadini** regarding the franchise tax/utility fees and suggested that the issue be addressed during the upcoming budget sessions.

Cory Ritz

- He would like to look at the possibility of amending the City's Ordinance for yield plan calculations so that non-buildable land is not included. He does not think it is fair for a developer to benefit from non-buildable land, and he would like to see it taken out of the equation.
- He said it would be helpful to have a white board that the Council could use during their meetings.
- He requested a breakout on the unfilled shifts in the Fire Department. **Dave Millheim** said there are 7-8 different shift possibilities, and he would obtain the information and it will be included on the monthly reports.

Jim Young

- He asked for an update on the Hector Haight home, and staff said they met with both the architect and the developer but a specific proposal has not been prepared. The Public Works crew repaired the hole in the pipe, and the City is moving forward with the April 21st cleanup plans under the guidance of the Historic Commission.

CLOSED SESSION

Motion:

At 8:40 p.m. **Cory Ritz** made a motion to go into a closed meeting to discuss potential litigation. The motion was seconded by **Nelsen Michaelson** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Scott C. Harbertson, Mayor

Motion:

At 9:40 p.m. a motion to reconvene into an open meeting was made by **Nelsen Michaelson**, seconded by **Cory Ritz**, and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**.

Motion:

Nelsen Michaelson made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and approved by Council Members **Michaelson, Ritz, Talbot** and **Young**. The meeting was adjourned at 9:40 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

STORM WATER & CONSTRUCTION BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND	CONSTRUCTION BOND
3/29	Jerry Preston	10240	\$1,000.00	
3/29	Henry Walker Homes	10254	\$1,000.00	
3/26	Destiny Homes	10247	\$1,000.00	
3/26	Destiny Homes	10253	\$1,000.00	
3/26	Destiny Homes	10248	\$1,000.00	
3/21	Haskell Homes	10230	\$1,000.00	
3/19	Lodder Homes	10227	\$1,000.00	
3/16	Destination Homes	10223	\$1,000.00	
3/16	Destintaion Homes	10214	\$1,000.00	

Arbor Day Proclamation

WHEREAS, In 1872 J. Sterling proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, emit oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other products, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

Now, Therefore, I Scott Harbertson, Mayor of Farmington City, do hereby proclaim April 21, 2012 as

Arbor Day

In the city of Farmington, I urge all citizens to support efforts to protect our trees and woodlands and to support our city's urban forestry program, and

Further, I urge all citizens to plant trees to gladden hearts and promote the well-being of present and future generations.

Dated this 21st day of April 2012

Scott Harbertson
Mayor



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: April 6, 2012

SUBJECT: **ARENDAL MANOR SUBDIVISION**

RECOMMENDATION

Approve the motion and findings for final plat approval for the Arendal Manor Subdivision as recommended by the Planning Commission as set forth in the enclosed letter to Rick Wyss dated April 6, 2012, and the revised Planning Commission staff report also dated April 6, 2012.

BACKGROUND

Mr. Wyss received final plat approval for the Arendal Manor Subdivision by the City in 2009. Subsequently, this approval expired. The applicant is now requested re-approval, and plans on recording the plat in the next few weeks. Please see the enclosed revised Planning Commission staff report for more details.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BELTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

April 6, 2012

Rick Wyss
1442 North 1670 West
Farmington, UT 84025

RE: Oakridge Farms Subdivision Amendment and Subdivision

Mr. Wyss:

The Farmington City Planning Commission voted on March 29, 2012 to recommend to the City Council approval of a **Final Plat** for a 3-lot Arendal Manor subdivision located at approximately 1475 North June Drive.

The motion for approval was subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. All required public improvements shall be installed in accordance with the provisions of Chapter 8 of Title 12 and the City's Construction Standards and Specifications.
2. The recordation of the subdivision plat must encompass and eliminate a 5 square foot parcel (Parcel A) created by the recordation of the Silverwood Subdivision Phase 2.

You are scheduled to appear before the Farmington City Council on Tuesday, April 17, 2012 for consideration of the Final Plat.

If you have any questions, please contact me at (801) 939-9211.

Regards,

David Petersen, AICP
City Planner

cc: Dave Millheim, City Manager
Mayor and City Council



Revised Planning Commission Staff Report April 6, 2012

Arendal Manor Subdivision

Public Hearing:	No
Application No.:	S-8-09
Property Address:	1442 North 1670 West
General Plan Designation:	Low Density Residential (LDR)
Zoning Designation:	R (Residential)
Area:	Appx. 1.5 acres
Number of Lots:	3
Property Owner:	Gerald Godfrey, Rick Wyss
Agent:	Rick Wyss

Request: Applicant is requesting a recommendation for Final Plat approval for a two lot minor subdivision consisting of a portion of Lot 26 and other unplatted property to the north.

Background Information

This application was previously recommended for approval by the Planning Commission on July 16, 2009, and approved by the City Council on August 4, 2009. These approvals have since expired. As part of this previous process, both bodies also considered and approved a plat amendment involving Lot 26 of the Oakridge Farms subdivision to accommodate approval of Arendal Manor, and although the Final Plat approval expired, the plat amendment approval did not.

The applicant did not record his plat; hence, the proposed additional lot was never created. Now the property owner is ready to move forward, but needs re-approval of the final plat.

The proposal constitutes a minor subdivision because it consists of fewer than 10 lots (only two lots), and it does not involve the dedication and/or improvement of a public right-of-way.

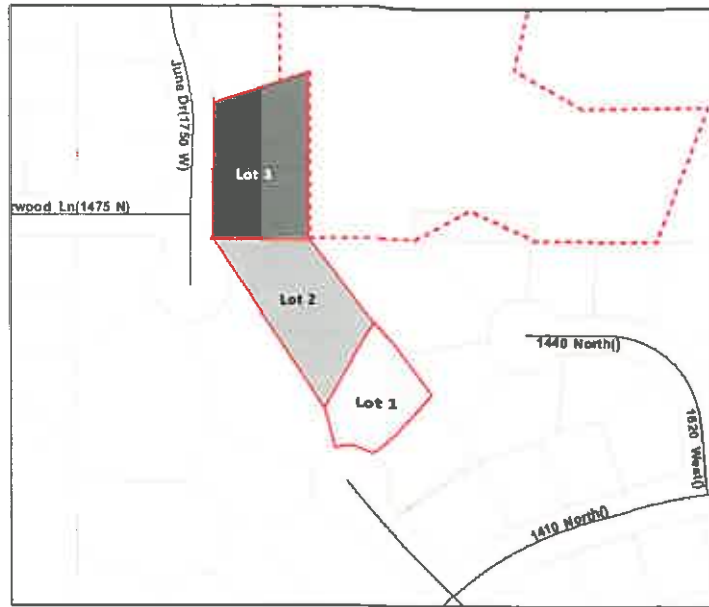


Both lots abut June Drive (1750 West) in the Silverwood Phase II Subdivision.

Conditions have not changed since the Planning Commission last considered this request. Therefore, it is recommended that the Commission approve the same conditions and findings established by the previous Commission.

Suggested Motion

Move that the Planning Commission recommend the City Council approve of the Final Plat of Arendal Manor subject to all required public improvements be installed in accordance with the provisions of Chapter 8 of Title 12 and the City's Construction Standards and Specifications.



Findings for Approval:

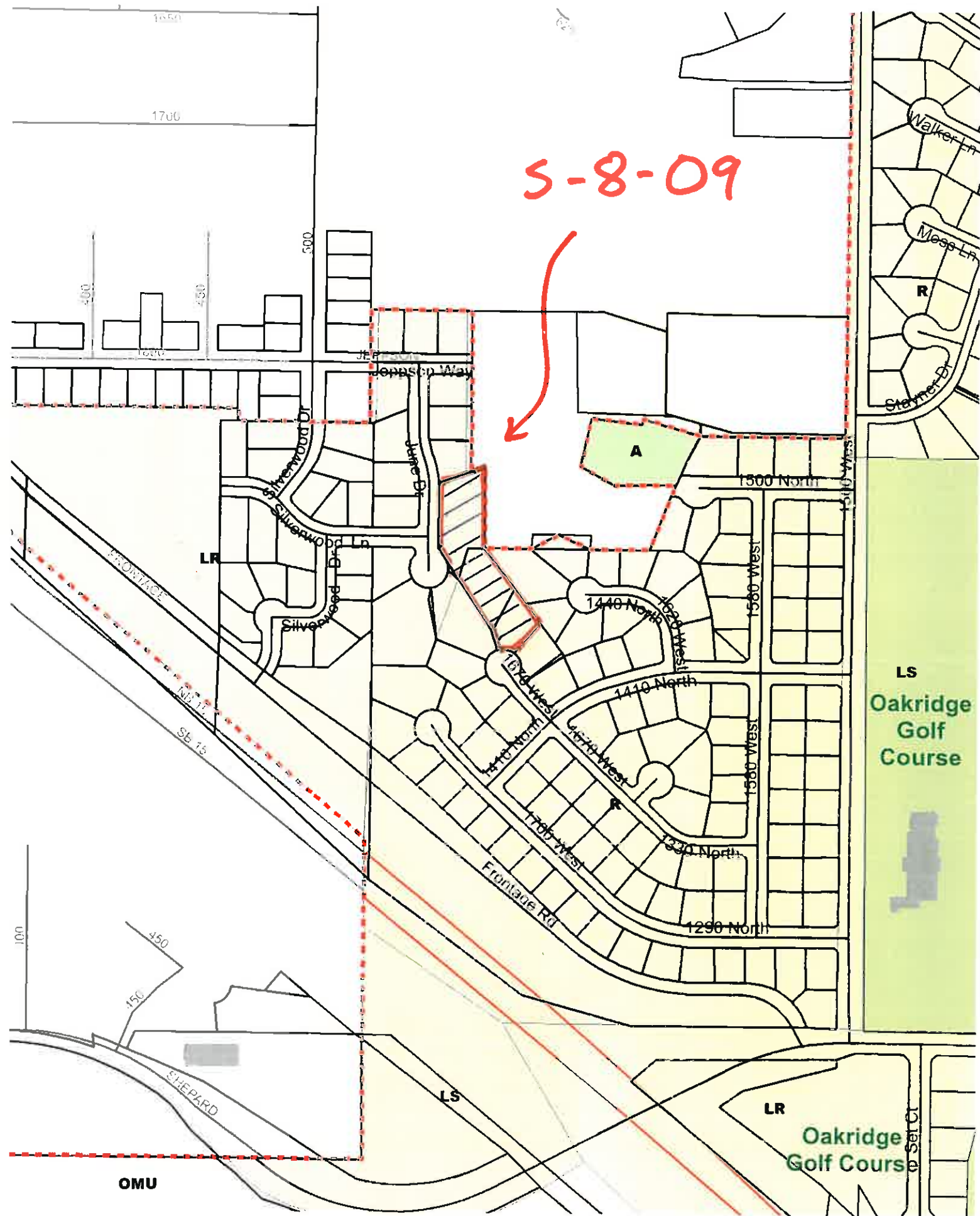
1. The amendment to the Oakridge Farms Subdivision is appropriate in order to formalize previously recorded boundary adjustments and minor subdivisions on the subject properties.
2. The proposed subdivision is in compliance with all the standards set forth in the City's Zoning Ordinance.

Supplemental Information

1. Vicinity Map.
2. Final Plat.
3. Silverwood Estates Phase 2 plat showing Parcel A.

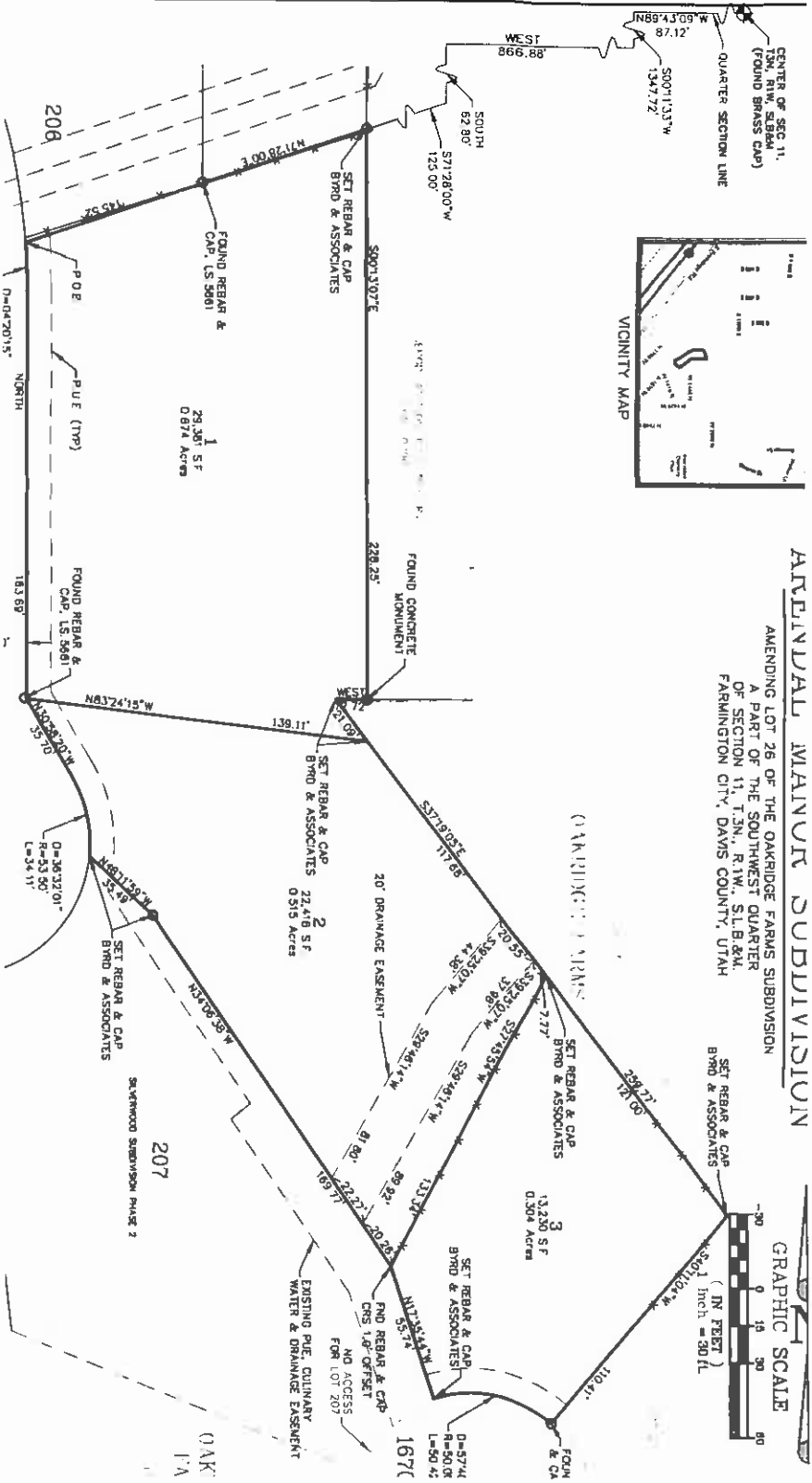
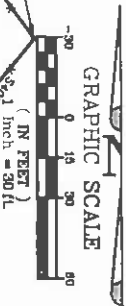
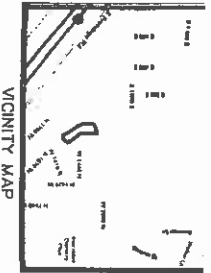
Applicable Ordinances

1. Title 12, Chapter 5 – Minor Subdivisions
2. Title 11, Chapter 12 – Single Family Residential Zones



ARFENDAL MANOR SUBDIVISION

AMENDING LOT 26 OF THE OAKRIDGE FARMS SUBDIVISION
A PART OF THE SOUTHWEST QUARTER
OF SECTION 11, T.3N., R.1W., S.1B. & 4M.
FARMINGTON CITY, DAVIS COUNTY, UTAH



08

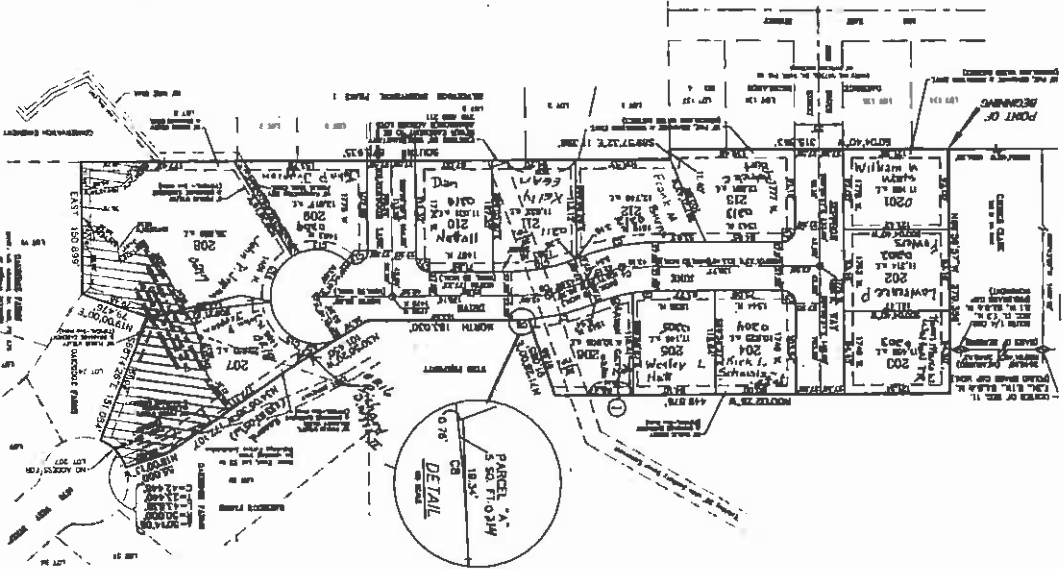
389

SILVERWOOD SUBDIVISION

PHASE 2

Ivory Development LLC owns
All Lots Not Marked

A PART OF THE SOUTHWEST QUARTER
OF SECTION 11, T.3N., R.1W., S.L.B.M.
FARMINGTON CITY, DAVIS COUNTY, UTAH



① WESLEY L. STEPHANIE HATT - 0319

NOTES:
1. All lots shown on this map are subject to the terms and conditions of the Silverwood Subdivision Plat, which is on file in the Office of the County Clerk, Davis County, Utah.
2. The plat of this subdivision was recorded in the Office of the County Clerk, Davis County, Utah, on 08-03-06.
3. The plat of this subdivision was prepared by Wesley L. Stephanie Hatt, a Professional Land Surveyor, State of Utah, License No. 12345.
4. The plat of this subdivision was prepared in accordance with the Utah Subdivision Map Act, Chapter 37A, Utah Code Annotated.

LEGEND:
1. Shaded areas represent lots owned by Ivory Development LLC.
2. Unshaded areas represent lots not owned by Ivory Development LLC.

NOTES:
1. The plat of this subdivision was prepared by Wesley L. Stephanie Hatt, a Professional Land Surveyor, State of Utah, License No. 12345.
2. The plat of this subdivision was prepared in accordance with the Utah Subdivision Map Act, Chapter 37A, Utah Code Annotated.

DEED:
The following is a true and correct copy of the deed of conveyance from Ivory Development LLC to Wesley L. Stephanie Hatt, dated 08-03-06, which is on file in the Office of the County Clerk, Davis County, Utah.

LOT	ACREAGE	OWNER
201	0.10	Ivory Development LLC
202	0.10	Ivory Development LLC
203	0.10	Ivory Development LLC
204	0.10	Ivory Development LLC
205	0.10	Ivory Development LLC
206	0.10	Ivory Development LLC
207	0.10	Ivory Development LLC
208	0.10	Ivory Development LLC
209	0.10	Ivory Development LLC
210	0.10	Ivory Development LLC
211	0.10	Ivory Development LLC
212	0.10	Ivory Development LLC
213	0.10	Ivory Development LLC
Parcel A	0.10	Ivory Development LLC

PREFIX//
08-389
LAST #
0220
N

SCALE:
1" = 100'

DEVELOPMENT: SILVERWOOD SUBD. PH. 2
CITY: FARMINGTON LOTS: 201 THRU 213 & PARCEL "A"

SW 1/4 11, T.3N., R.1W
S.L.M. DAVIS COUNTY, UTAH

FILE # 4409
R 03-03-06



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: April 3, 2012

SUBJECT: **PROFESSIONAL SERVICE FEE DEPOSIT**

RECOMMENDATION

Approve the enclosed resolution amending the consolidated fee schedule to specifically allow for professional service fees and deposits to off-set/pay for services rendered by other City consultants or contract employees, not just engineering and legal consultants.

BACKGROUND

Last November Farmington City updated its consolidated fee schedule regarding the collection and payment of professional service fees and deposits. Although such fees and deposits go primarily to engineering and legal consultants, other professionals, such as architects, building inspectors, planners, etc. also perform work for the City. After the adoption of the aforementioned updates, staff recognized that the consolidated fee schedule should have a more blanket statement referencing all consultants and others who provide services to the City.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

RESOLUTION NO. 2012 -

**A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY
REVISING THE CONSOLIDATED FEE SCHEDULE OF FARMINGTON
CITY.**

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

WHEREAS, it is the City's policy that new development should pay its fair share of costs incurred by the City in providing capital facilities and improvements to serve new growth.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH:**

Section 1. Fee Schedule. Paragraphs B10 of the consolidated Fee Schedule of Farmington City is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto, and by this referenced made a part hereof.

Section 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be effected thereby and shall remain in full force and effect.

Section 3. Effective Date. This resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, this 17th day of April, 2012.**

FARMINGTON CITY CORPORATION

By: _____
Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder

EXHIBIT "A"

B10. Miscellaneous or Pre-Application Professional Services Deposit * Minimum Deposit..... * Maximum Deposit (unless otherwise set by the Council) (A professional services deposit may be required for <u>applications</u> , inquiries, or pre-application review of proposals or contracts, <u>or any other services rendered</u> by the City's engineering, and legal, building, planning, architectural, or other consultants. Any services valued above the minimum deposit must be approved by the City Manager)	\$150 \$2500
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Neil Miller, Parks and Recreation Director

Date: April 5, 2012

SUBJECT: 10.5 ACRE EXPANSION AT BUS PARK

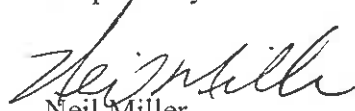
RECOMMENDATIONS

1. To sign and enter into an agreement with Davis County School District to develop an additional 10.5 acres of grass at Bus Park.
2. The cost of the expansion will be \$32,500 to be funded from GL 10-670-560, City Council's contingencies fund.


BACKGROUND

We have spoken with both the School District and City staff and come to the conclusion that the city & School District would both benefit from the development of the additional land. These benefits would include the ability to accommodate our growing sports programs in a more efficient manner. Upon the completion of the development the city will maintain the additional land until the completion of a High School.

Respectfully Submitted


Neil Miller
Parks and Recreation Director

Review and Concur


Dave Millheim
City Manager

FOURTH ADDENDUM

THIS FOURTH ADDENDUM is made and entered into on this 17th day of April, 2012, by and between the **BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT**, of Davis County, State of Utah (hereinafter referred to as "the School District" and **FARMINGTON CITY**, a municipal corporation of the State of Utah, (hereinafter referred to as the "City").

RECITALS:

A. The parties entered into a Master Interlocal Agreement on August 5, 2008, outlining the general terms and conditions of the parties' cooperative use of publicly owned property and facilities located within the City to better benefit the citizens of the City and patrons of the School District.

B. The parties wish to extend the terms and conditions of the Master Agreement to include this Fourth Addendum addressing the City's use of District's land from the bus park grass to the Church property located at 650 West and South of Miller Meadows subdivision. See attached "Exhibit A".

C. Prior to the School District's acquisition of this property, it was previously used by the LDS Church as recreation play fields.

D. The School District has no use of these facilities until a high school is constructed on the site and is willing to allow the City to use the developed play fields for municipal recreation programs.

E. The parties desire to outline the commitments and obligations of each party with regard to the development and use of the properties as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and District hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Maintenance of Property.** City is to maintain the School District property for the use it desires until such time that the District provides 90-day notice of the City's desire to vacate its use of the property.

3. **Liability Insurance.** City is to provide liability insurance coverage on the property and hold the District harmless from and against all third-party claims associated with City's use of the property.

4. **Terms and Provisions not Affected.** The terms and provisions of the Master Interlocal Agreement dated August 5, 2008 and any prior addendum or amendment thereto, shall not be affected by the terms of this Agreement.

5. **Entire Agreement.** This Agreement, together with the Exhibits attached hereto and the documents referenced herein, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

“CITY”

FARMINGTON CITY

By: _____
Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd
City Recorder

“SCHOOL DISTRICT”

**BOARD OF EDUCATION OF DAVIS
SCHOOL DISTRICT**

By: _____

Its: _____

By: _____

Its: _____





FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: March 28, 2012

SUBJECT: **APPOINTMENT OF RON ROBINSON TO THE FARMINGTON TRAILS COMMITTEE**

RECOMMENDATION

1. By minute motion, accept resignation of Tyler Anderson from the Farmington Trails Committee, due to a change in his residence.
2. Appoint Ron Robinson to Seat #9 to fill 1-year unexpired term of Tyler Anderson.

BACKGROUND

The Farmington Trails Committee bylaws require the City Council to appoint all members and officers of the Committee.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

Farmington Trails Committee

UPDATED: 3/28/2012

FILE: FTC_Members_March2012.docx

MEMBERS

1. George Chipman 451-6945
433 S. 10 W., Farmington, Utah
George.G.Chipman@L-3com.com
Trail Chief for Trails: G2 Connector #31
Term: Seat #1 from February 2010 to February 2013
2. Scott Ogilvie 451-9438
150 E. 615 S, Farmington, Utah
Scott.Ogilvie@hill.af.mil
Trail Chief for Trails: Farmington Creek #11.1-2; Steed Creek #17.6
Term: Seat #6 from February 2012 to February 2015
3. Tracy McCoy 451-5306
685 S. 350 E., Farmington, Utah
mccoysan@gmail.com
Trail Chief for Trails: Bountiful Peak #25.1; Ford Canyon Overlook #26
Term: Seat #9 from February 2011 to February 2014
4. Stacey Nielsen 451-0977
494 S 1250 W, Farmington, Utah
dbwhiz@hotmail.com
Trail Chief for Trails: Davis Creek #18.9-10
Term: Seat #2 from February 2010 to February 2013
5. John Montgomery, 451-6160, c) 682-5845
539 S. 350 E., Farmington, Utah
jgmutah@gmail.com
Trail Chief for Trails: Steed Creek #17.1-5; Bountiful Peak #25.2
Term: Seat #8 from February 2011 to February 2014
6. Greg Tanner, 451-9095; c) 801 870-8584
12 W. 580 S. , Farmington, Utah

gtanner@mac.com
Trail Chief for Trails: Trail Chief for Trails: Legacy #6
Term: Seat #7 from February 2012 to February 2014
7. Ryan Lauck (214) 924-6934
936 Spring Creek Drive; Farmington, Utah
ryanlauck@gmail.com
Trail Chief for Trails: Great Western #30.3
Term: Seat #5 from February 2012 to February 2015
8. Brad Jaehne 801 451-2157
479 Island View Circle, Farmington, Utah
bjaehne@sagecreekpartners.com
Trail Chief for Trails: Triumph #34
Term: Seat #4 from February 2012 to February 2015
9. Ron Robinson 801 916-7491
92 N. Countrybend Rd., Farmington, Utah
robinsonrh88@msn.com
Trail: Rudd Canyon #14
Term: Seat #3 from February 2012 to February 2013

OFFICERS

Chairperson: George Chipman
Term: from February 2012 to February 2013

Vice Chairperson: Scott Ogilvie
Term: from February 2011 to February 2013

Vice Chairperson for Electronic Information: Stacey Nielsen
Term: from February 2011 to February 2013



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Dave Millheim, City Manager
Date: April 10, 2012
SUBJECT: **UP EASEMENT FOR PIPE WITHIN RED BARN LANE**

RECOMMENDATION

By minute motion, authorize the Mayor to execute the attached easement agreement between Union Pacific and Farmington City providing an access easement within the Red Barn Lane ROW.

BACKGROUND

In working through the potential vacation of public access along portions of Red Barn Lane to the Haws Companies (THC), at the Public Hearing held several weeks ago, officials from both Utah Transit Authority (UTA) and Union Pacific (UP) requested an access easement within the public ROW. UP expressed they have used this public access for many years and that it would place an undue hardship on them to not have access to the tracks in this area since it would require a several mile detour otherwise. UP officials were also concerned of quick access for safety reasons and the joint use agreement they had with UTA for use of the tracks for Frontrunner in this area. The City Council directed staff to evaluate the issue, meet with UP and UTA officials and come back with a recommendation before the removal of public access which would likely result from the future easement being granted to THC. Representatives of THC requested staff to incorporate into the agreement requiring UP to keep the track gate locked when not using it for access and UP has agreed to language to that effect.

Respectfully Submitted

Dave Millheim
City Manager

WHEN RECORDED MAIL TO:

Union Pacific Railroad Company
Attention: Greg Brigham
1400 Douglas Street, Suite 1690
Omaha, Nebraska 68179

EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Farmington City Corporation, a municipal corporation of the State of Utah ("Grantor") hereby grants, conveys, sells, warrants and sets over unto Union Pacific Railroad Company, a Delaware corporation, its successors and assigns ("Grantee"), a perpetual right of way and easement ("Easement"), in, to, over, along, upon and across the property in Davis County, State of Utah, described in **Exhibit A** attached hereto and by reference made a part of this Easement ("Access Easement Property"), for pedestrian and vehicular access to and from Grantee's adjacent property described or depicted in **Exhibit B** attached hereto and by reference made a part hereof ("Grantee's Adjacent Property") for repair, maintenance and other service-related purposes and for emergency response purposes.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns, with the right to ingress and egress in the Grantee, its officers, employees, agents and assigns to enter upon the Access Easement Property for repair, maintenance and other service-related purposes and for emergency response purposes. The Easement shall run with and be appurtenant to and for the benefit of Grantee's Adjacent Property (and each and every parcel into which it may be divided) as the dominant tenement and shall be a burden on the Access Easement Property as a servient tenement.

Grantee shall use reasonable efforts to keep the gate currently between the Access Easement Property and Grantee's Adjacent Property locked at all times, except when Grantee is using or accessing Grantee's Adjacent Property.

Grantor shall not build or construct, or permit to be built or constructed, any building or other improvement except roadways and fences over or across the Access Easement Property nor change the contour thereof without the written consent of Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Easement this ____ day of March, 2012.

FARMINGTON CITY CORPORATION

By: _____
Title: _____

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the ____ day of March, 2012, this instrument was acknowledged before me by _____, the _____ of Farmington City Corporation.

Notary Public

My Commission Expires:

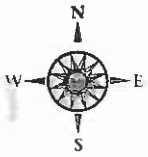
EXHIBIT A

A part of an entire tract of property situated in the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, more particularly described as follows:

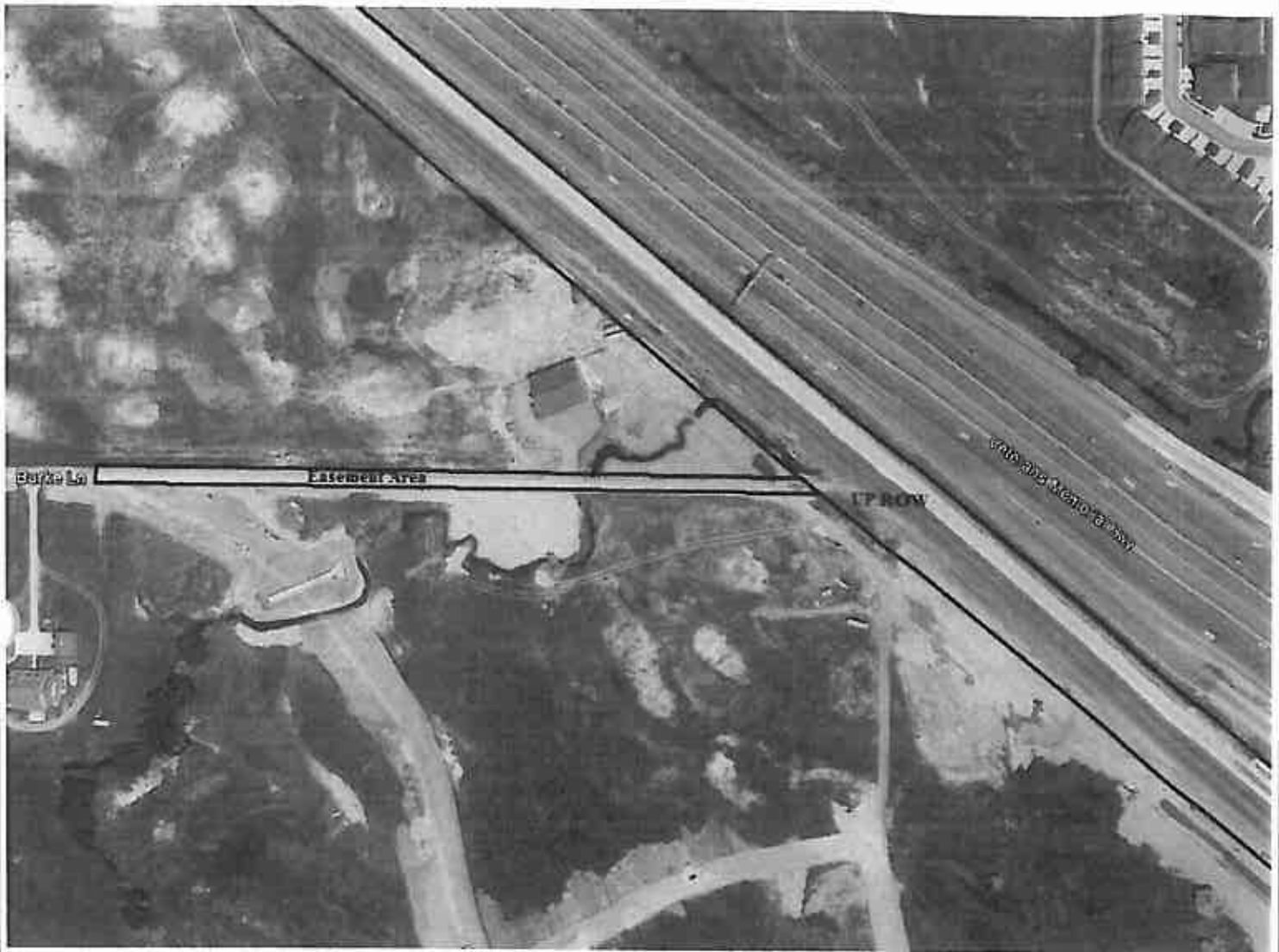
Beginning at a point which is 1,440.16 feet North 00°00'26" East along the section line from the Southeast Corner of said Section 14; and running thence North 89°22'41" West 803.02 feet to a non tangent point on a curve on the northeasterly right of way line of Burke Lane; thence northwesterly along the arc of a 690.00 foot radius curve to the left a distance of 75.62 feet (central angle equals 06°16'47" and long chord bears North 65°59'37" West 75.59 feet) along said northeasterly right of way line; thence South 89°22'41" East 949.13 feet; thence South 51°41'29" East 62.10 feet; thence North 89°41'17" West 48.73 feet; thence North 51°41'29" West 13.44 feet; thence North 89°21'55" West 66.51 feet to the point of beginning. The above described part of an entire tract contains 28,360 square feet or 0.651 acres.

EXHIBIT B

(attached)



LOCATION OF EASEMENT



SERVICE/EMERGENCY ACCESS EASEMENT:

Easement extending from the end of Burke Lane (Red Barn Road) to the Railroad right of way allowing Union Pacific personnel access to the right of way for service and /or emergency purposes.

EXHIBIT "B"

UNION PACIFIC RAILROAD COMPANY

SALT LAKE SUBDIVISION

MILE POST 798.75

FARMINGTON, DAVIS COUNTY, UTAH.

Illustrative print showing location of easement with the
CITY OF FARMINGTON.

Date: March 12, 2012

Dave and Keith,

Per Dave's instruction, attached hereto is a draft of Union Pacific's proposed easement. Please review and let me know if it is acceptable to the city. Just a couple of things:

1. I do not know if the legal description is accurate. We will need a survey to ensure its accuracy. I can get that going in short order and substitute the legal description shown in the easement without any problem.
2. We will get you a print of the subject property to attach as Exhibit B also in short order. We are working on that as we speak.

Many thanks to you.

Regards,

Jeff J. Devashrayee
Senior Trial Counsel
Union Pacific Railroad
280 South 400 West
Salt Lake City, UT 84101
Office: 801-212-3976
Fax: 801-212-3978
E-Mail: jdevash@up.com

Dave Millheim <dmillheim@farmington.utah.gov>

02/28/2012 11:48 AM

To: jdevash@up.com
cc
Subject: Fwd: Easements

Jeff, I typed in the wrong email address so I do not think you got this (see below). Please confirm receipt this time and I have extended the response deadline to March 9th due to my error. Please call if you have questions.

Dave Millheim
City Manager
801-939-9203

----- Forwarded Message -----

From: "Dave Millheim" <dmillheim@farmington.utah.gov>
To: Jjdevash@up.com, "cgates" <cgates@rideUTA.com>
Cc: "Scott Harbertson" <scottharbo@mgn.com>
Sent: Thursday, February 23, 2012 4:10:17 PM
Subject: Fwd: Easements

Gentlemen - You both spoke at our public hearing recently desiring to preserve your access to both UTA and UP purposes for access along Red Barn Lane in Farmington Utah. The City is agreeable to provide you easement access and because we are in a good mood we will not even charge you assuming a couple of conditions.

1. You prepare the easements you need in a form substantially like those we granted to Questar and Central Davis Sewer. Copies of those are attached for your benefit. Do not attempt to expand the easement rights beyond that of emergency and service access to your facilities or it will not be approved.
2. We will require as a condition of granting the easement and within the easement language that the gate you both use will be kept locked at all times except when you are going in and out.
3. I need to get this soon so would request the easement drafts back from you no later than March 1st so I can put this to bed.

Thank you for your cooperation.

Dave Millheim
City Manager
801-939-9203

----- Forwarded Message -----

From: "Holly Gadd" <hgadd@farmington.utah.gov>
To: "Dave Millheim" <dmillheim@farmington.utah.gov>
Sent: Thursday, February 23, 2012 3:54:59 PM
Subject: Easements

Please see attached.

Holly Gadd
City Recorder
160 South Main
Farmington, Utah 84025
801-451-2383 ext. 205
801-451-2747 Fax
hgadd@farmington.utah.gov

**

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FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: April 10, 2012

SUBJECT: **UTA EASEMENT FOR PIPE WITHIN RED BARN LANE**

RECOMMENDATION

By minute motion, authorize the Mayor to execute the attached easement agreement between Utah Transit Authority and Farmington City providing an access easement within the Red Barn Lane ROW.

BACKGROUND

In working through the potential vacation of public access along portions of Red Barn Lane to the Haws Companies (THC), at the Public Hearing held several weeks ago, officials from both Utah Transit Authority (UTA) and Union Pacific (UP) requested an access easement within the public ROW. UTA has a joint use agreement with UP for use of the tracks for Frontrunner service. The City Council directed staff to evaluate the issue, meet with UP and UTA officials and come back with a recommendation before the removal of public access which would likely result from the future easement being granted to THC. Staff discussed with legal counsel doing a joint easement with UTA and UP but it was decided to do two separate easements because they cover slightly different things since UP needed access for multiple tracks and UTA only to satisfy the need for the Frontrunner service. This easement recognizes existing rights that may be deemed prescriptive or private easement rights. Where legal access has historically existed to allow property owners to access their property, the City cannot legally, by vacation, impair those access rights without paying compensation.

Respectfully Submitted

Dave Millheim
City Manager

WHEN RECORDED, RETURN TO:

UTAH TRANSIT AUTHORITY
Property Administration
P.O. Box 30810
Salt Lake City, UT 84130-0810

EASEMENT AGREEMENT

FARMINGTON CITY CORPORATION, a municipal corporation of the State of Utah ("City"), UTAH TRANSIT AUTHORITY, a public transit district organized and existing pursuant to Utah law, ("UTA") and UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, ("UP"), hereby agree as follows.

RECITALS

WHEREAS, City plans to close public access along existing Red Barn Lane in Farmington, Utah; and

WHEREAS, UTA and UP each require access along said Red Barn Lane to access existing facilities near each of their respective rail corridors; and

WHEREAS, City wishes to provide access on the terms set forth herein.

AGREEMENT

For and in consideration of the recitals set forth above and other valuable consideration, the receipt of which is hereby acknowledged, City, UTA and UP hereby agree as follows:

1. City does hereby convey and warrant to UTA and UP, and their respective successors and assigns, a non-exclusive, perpetual right-of-way and easement along and across the surface of existing Red Barn Lane, as more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof (the "Easement"). City shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to UTA and UP, provided such use does not materially interfere with UTA and UP use of the Easement or any other rights granted to UTA and/or UP hereunder. Without limiting the generality of the foregoing, City does hereby covenant, warrant and agree as follows:

(a) City shall not build or construct, nor permit to be built or constructed, over or across the Easement, any building, retaining walls, rock walls, footings or improvement which impairs access across or along the Easement;

(b) City shall not materially change the contour within the Easement without prior written consent of UTA and UP;

(c) City shall not place personal property within the Easement that impairs use of the Easement as described herein:

(d) UTA and UP shall each have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements, or other obstructions of any kind and nature which may injury or interfere with UTA or UP's use, occupation or enjoyment of the Easement, without liability to City and without any obligation of restoration or compensation.

2. UTA and UP, and their employees, agents and assigns shall use the Easement for purposes of service access and emergency access to their respective facilities, and for no other purpose.

3. The parties agree that access to the Easement shall be through a locked gate. Each of UTA and UP agree to keep the gate locked at all times, except such times as the gate is opened for use as described in paragraph 2 above.

4. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of each of the parties hereto.

5. Each of UTA and UP assume the risk arising out of their respective use of the Easement, and City shall have no liability to UTA or UP for any condition existing thereon, other than any such condition caused or created by City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

FARMINGTON CITY CORPORATION

Attest:

Secretary

By _____
Mayor

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2012, personally appeared before me
_____ and _____ who, being duly sworn, did say that they are the
Mayor and _____, respectively, of Farmington City Corporation and that the foregoing
instrument was signed on behalf of said City by authority of a resolution of its City Council, and
said _____ and _____ acknowledged to me that said City duly
executed the same.

Notary Public

UTAH TRANSIT AUTHORITY

Approved as to form:

By _____
Its _____

UTA Legal

By _____
Its _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ____ day of _____, 2012, personally appeared before me
_____ and _____ who, being duly sworn, did say that they are the
_____ and _____, respectively, of Utah Transit Authority and that the foregoing
instrument was signed on behalf of said Utah Transit Authority, and said _____ and
_____ acknowledged to me that said Utah Transit Authority duly executed the
same.

Notary Public

UNION PACIFIC RAILROAD COMPANY

By _____
Its _____

By _____
Its _____

STATE OF _____)
: ss.
COUNTY OF _____)

On the ____ day of _____, 2012, personally appeared before me
_____ and _____ who, being duly sworn, did say that they are the
_____ and _____, respectively, of Union Pacific Railroad Company and that the
foregoing instrument was signed on behalf of said Union Pacific Railroad Company, and said
_____ and _____ acknowledged to me that said Union Pacific
Railroad Company duly executed the same.

Notary Public

EXHIBIT "A"

Legal Description of Easement
(Former Red Barn Lane)

EXHIBIT A

A part of an entire tract of property situated in the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point which is 1,440.16 feet North 00°00'26" East along the section line from the Southeast Corner of said Section 14; and running thence North 89°22'41" West 803.02 feet to a non tangent point on a curve on the northeasterly right of way line of Burke Lane; thence northwesterly along the arc of a 690.00 foot radius curve to the left a distance of 75.62 feet (central angle equals 06°16'47" and long chord bears North 65°59'37" West 75.59 feet) along said northeasterly right of way line; thence South 89°22'41" East 949.13 feet; thence South 51°41'29" East 62.10 feet; thence North 89°41'17" West 48.73 feet; thence North 51°41'29" West 13.44 feet; thence North 89°21'55" West 66.51 feet to the point of beginning. The above described part of an entire tract contains 28,360 square feet or 0.651 acres.



FARMINGTON CITY

SCOTT C. HARBERTSON

Mayor

JOHN BILTON

NELSEN MICHAELSON

CORY R. RITZ

JIM TALBOT

JAMES YOUNG

CITY COUNCIL

DAVE MILLHEIM

CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: April 4, 2011

SUBJECT: APPROVAL OF A DEED OF EASEMENT TO THE WEBER BASIN
WATER CONSERVANCY DISTRICT

RECOMMENDATION

Approve the attached Resolution authorizing the execution of an easement to the Weber Basin Water Conservancy District for the location of underground water pipelines and above-ground facilities as set forth in the attached supplemental information.

BACKGROUND

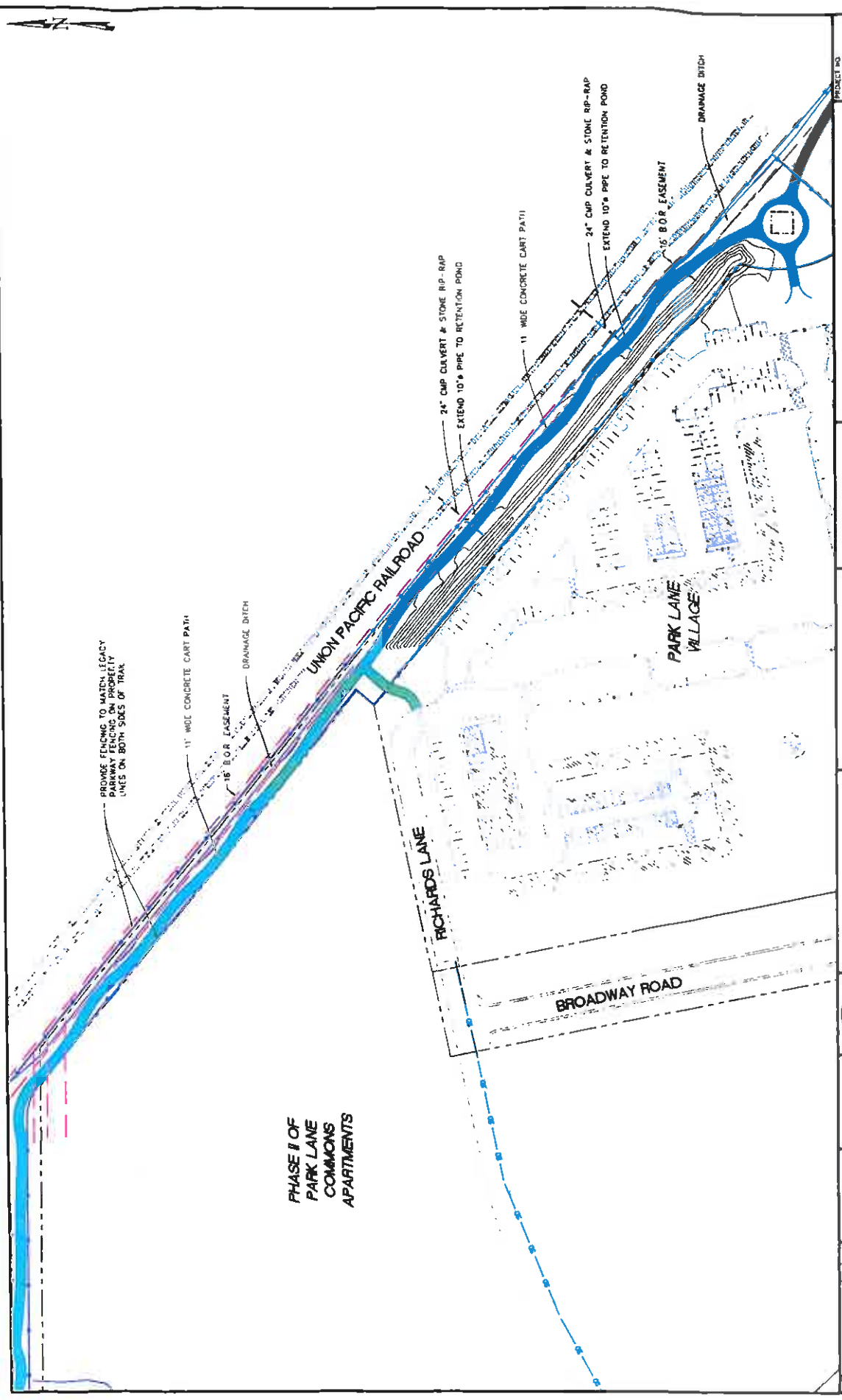
Weber Basin Water Conservancy District is requesting approval of the attached Resolution and Deed of Easement on property located approximately north of Park Lane, east of the Park Lane Village Apartments, and west of the Union Pacific Railroad, as more specifically described in the legal description attached herein. When The Haws Companies approached the City in preparation to pave the extension of the legacy trail through their property, we became aware that Weber Basin had a pipeline underneath a portion of the property on which the trail would be paved. Due to this placement, the City must grant an easement to Weber Basin in order for them to properly maintain their above and underground facilities. Counsel has reviewed the easement and it is now ready to be approved by the City Council.

Respectfully Submitted

Christy J. Alexander
Associate City Planner

Review & Concur

Dave Millheim
City Manager



PHASE I OF
PARK LANE
COMMONS
APARTMENTS

PROJECT NO. 500122 SHEET NO. N/A SCALE 1" = 50' DATE 11/11	
PARK LANE VILLAGE PROPOSED TRAIL & BUREAU OF RECLAMATION EASEMENT	
 FORS GREN <i>Associates, Inc.</i> 117 EAST 100 SOUTH, SUITE 200, SALT LAKE CITY, UT 84111 PH 405.364.1050 FAX 405.364.1050	
CITY OF FARMINGTON UTAH	
 ATTENTION LANE 13.3.2023 11/11/23 11/11/23	
DATE DESIGNED BY CHECKED APPROVED DATE	M. COOPER J. K. KIRBY DATE

RESOLUTION NO. 2012-_____

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AUTHORIZING
THE EXECUTION OF AN EASEMENT TO THE WEBER BASIN WATER
CONSERVANCY DISTRICT FOR THE LOCATION OF UNDERGROUND
WATER PIPELINES AND ABOVE-GROUND FACILITIES**

RECITALS:

WHEREAS, Farmington City has received a request to grant an easement to Weber Basin Water Conservancy for the location of above-surface and subsurface pipelines and facilities; and

WHEREAS, the City desires to grant the easement for the benefit of the public;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

1. **Authorization to Execute Easement.** Farmington City Council hereby authorizes the Mayor to execute that certain easement attached hereto as Exhibit "A" and incorporated herein by reference granting to Weber Basin Water Conservancy District an easement for the location of a water pipeline and related facilities.

2. **Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

3. **Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS ____ DAY OF APRIL, 2012.**

FARMINGTON CITY

ATTEST:

Holly Gadd, City Recorder

By: _____
Mayor Scott Harbertson

EXHIBIT “A”

When recorded return to:
Weber Basin Water Conservancy District
2837 East Highway 193
Layton, UT 84040

Farmington 1.8L Lateral

DEED OF EASEMENT

FARMINGTON CITY, a Utah municipal Corporation, as "Grantor", hereby conveys and grants to the WEBER BASIN WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, as "Grantee", for the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, a perpetual easement to construct, reconstruct, operate and maintain an underground pipeline or pipelines and other related appurtenant structures, the latter of which may protrude above the ground surface, with the right of ingress and egress to and from the same, on, over, beneath, or across the following described property:

Beginning at the Northeast Corner of the Park Lane Commons Subdivision as shown on the plat recorded in Book 5272 on Page 657 in the Davis County Recorder's Office, said point being also located North 00°00'21" West 1431.51 feet along the Section Line and South 89°41'17" East 143.63 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 50°37'22" East 722.98 feet along the North-Easterly Boundary Line of said Park Lane Commons Subdivision; thence South 49°10'02" East 621.38 feet along said North-Easterly Boundary Line; thence South 41°44'42" West 3.26 feet along the South-Easterly Boundary Line of said Subdivision; thence North 50°18'00" West 924.44 feet; thence North 50°39'00" West 436.89 feet to the Northerly Boundary line of said Subdivision; thence South 89°41'17" East 22.27 feet along said Northerly Boundary Line to the Point of Beginning. Contains 0.37 acres, more or less.

Grantor shall, subject to Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easement, but Grantor, its successors and assigns, shall not erect any permanent buildings or structures, add or remove fill material, or place trees or deep-rooted shrubs upon lands comprising the perpetual easement without the Grantee's consent in writing. Notwithstanding the foregoing, Grantor, its successors and assigns, shall have the right to enter into agreements relating to and impacting the easement area set forth herein, subject to the prior written consent of Grantee, which consent shall not be unreasonably withheld.

Dated this _____ day of _____, 2012.

FARMINGTON CITY

By: _____

Title: _____

State of)
) ss.
County of)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(NOTARY SEAL)



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: April 12, 2012

SUBJECT: **FARMINGTON GREENS OPEN SPACE ACQUISITION**

RECOMMENDATION

By minute motion, authorize the Mayor to execute the attached purchase agreement between the Farmington Greens HOA and Farmington City for the acquisition of open space. The parcel will be purchased for approximately \$14,000 in back taxes from the Parks Fund.

BACKGROUND

We received a request from the Farmington Greens HOA for the City to obtain portions of their open space. Please see the attached request, maps and backup detail. The open space in question is approximately 23.5 acres and has a conservation easement upon it so there is little that can happen except what is outlined in the conservation easement. The HOA will still retain and maintain the active park areas within the HOA. The City wishes to retain the open space prior to a scheduled tax sale for the parcel to avoid the legal fees of defending the easement with potential third parties. We also may be able to use portions of the open space to address storm drainage needs in the area. This approach has been before the HOA membership who by majority vote support the agreement as attached.

Unfortunately, due to logistics, we were not able to get the agreement drafted before the agenda deadline so we will be handing it out at the work session or this item may have to be pulled from the agenda. Council has discussed the merits of this proposal in closed session several weeks ago. The reason for bringing this forward without the agreement in the packet is with only one Council meeting in April – staff, HOA representatives and County officials are seeking formal approvals to City acquisition for the back taxes BEFORE the noticed and scheduled tax sale. Once the City acquires the parcel, it will become an exempt parcel. As part of the agreement we will also be assisting with some

minor grading and allowing for a monument sign for the HOA subject to review and compliance with the City's sign ordinance.

Respectfully Submitted

Dave Millheim
City Manager

A handwritten signature in blue ink, appearing to read 'Dave Millheim', is written over the printed name and title. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

DAVIS COUNTY CLERK/AUDITOR

DAVIS COUNTY MEMORIAL COURTHOUSE P.O. BOX 618, FARMINGTON, UTAH 84025 PHONE (801) 451-3329

February 3, 2012

FARMINGTON GREENS ASSOCIATION INC
C/O MANAGE CO
PO BOX 526109
SALT LAKE CITY, UT 84152

NOTICE IS HEREBY GIVEN THAT ON THE 16TH DAY OF MAY, 2012, AT 10 O'CLOCK AM AT THE DAVIS CONFERENCE CENTER, IN LAYTON, UTAH I WILL OFFER FOR SALE AT PUBLIC AUCTION AND SELL TO THE HIGHEST BIDDER FOR CASH, PURSUANT TO THE PROVISIONS OF SECTION 59-2-1351, UTAH CODE ANNOTATED 1953, AS AMENDED, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SAID COUNTY AND NOW HELD BY IT UNDER PRELIMINARY TAX SALE. NO BID FOR LESS THAN THE TOTAL AMOUNT OF TAXES, INTEREST, AND COSTS SUCH AS ADVERTISING AND TITLE SEARCH COSTS, WHICH ARE A CHARGE UPON SUCH REAL STATE, WILL BE ACCEPTED.

LAND SERIAL NUMBER: 08-074-0058 & 08-074-0071 & 08-074-0072

These 3 parcels were combined into one parcel 08-074-0078.

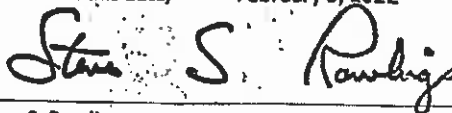
PARCEL 1: BEG AT A PT THAT IS S 00°17'07" W ALG THE SEC LINE 606.79 FT & W 245.82 FT FR THE E 1/4 COR OF SEC 23-T3N-R1W, SLB&M, & RUN TH THE FOLLOWING 3 COURSES ALG THE BNDRY OF FARMINGTON GREENS PH 4, S 84°55'34" W 641.97 FT; TH S 60°27'15" W 810.62 FT; TH S 00°29'24" E 241.65 FT; TH S 89°31'00" W 460.77 FT; TH N 00°22'26" W 334.90 FT; TH E 232.25 FT; TH N 45°01'56" E 1070.15 FT; TH N 45°00'00" W 142.45 FT TO A PT ON A 71.50 FT RAD NON TANGENT CURVE TO THE LEFT THE CHORD OF WH BEARS N 08°57'36" W 84.13 FT; TH ALG SD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°04'47" A DIST OF 89.95 FT; TH N 45°00'00" W 6.00 FT; TH N 45°49'28" E 69.51 FT; TH N 08°54'06" W 118.81 FT; TH THE FOLLOWING 10 COURSES ALG THE BNDRY OF FARMINGTON GREENS PH 1A, N 32°02'37" W 73.88 FT; TH N 00°36'30" E 194.78 FT; TH S 89°23'30" E 53.43 FT; TH N 00°36'30" E 136.22 FT; TH N 34°42'20" W 111.86 FT; TH N 89°23'30" W 68.77 FT; TH N 00°36'30" E 46.50 FT TO A PT ON A 16.50 FT RAD CURVE TO THE RIGHT THE CHORD OF WH BEARS N 45°36'30" E 23.33 FT; TH ALG SD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DIST OF 25.92 FT; TH N 7.00 FT TO THE S R/W LINE OF CLARK LANE; TH ALG SD R/W S 89°23'30" E 27.27 FT TO THE SW'LY RR R/W LINE; TH ALG SD R/W THE FOLLOWING 3 COURSES S 34°42'20" E 238.45 FT; TH N 55°17'40" E 61.67 FT; TH S 34°40'00" E 1382.87 FT TO THE POB. CONT 22.93 ACRES ALSO: PARCEL A, OPEN SPACE (DETENTION POND), AS SHOWN ON FARMINGTON GREENS PUD PLAT 4, AS RECORDED MAY 20, 2004 AS ENTRY 1988215. LESS & EXCLUDING FR THE FOREGOING PARCELS: ANY LOT OR PORTION THEREOF LOC IN FARMINGTON GREENS PUD PLAT 1A, FARMINGTON GREENS PUD PLAT 1B, OR FARMINGTON GREENS PUD PLAT 4. ALSO LESS & EXCLUDING FR THE FOREGOING PARCEL 1: A PORTION OF THE FOLLOWING WH LIES WITHIN PARCEL 1 & CONTAINS 0.29 ACRES: (THE FOLLOWING MAY NOW OR IN THE FUTURE BE KNOWN AS PH 2C, FARMINGTON GREENS). A PARCEL OF LAND LYING & SIT IN THE S 1/2 OF SEC 23-T3N-R1W, SLB&M. BASIS OF BEARING FOR SUBJECT PARCEL BEING N 89°49'36" E 2643.14 FT (MEASURED) BETWEEN THE DAVIS CO BRASS MONU MONUMENTALIZING THE CENTER OF SD SEC 23 & THE DAVIS CO BRASS MONU MONUMENTALIZING THE E 1/4 OF SD SEC 23. SUBJECT PARCEL BEING MORE PART'LY DESC AS FOLLOWS: COM AT THE CENTER OF SD SEC 23; TH W 79.86 FT TO THE E R/W OF 1525 WEST STR, TH COINCIDENT WITH SD R/W S 00°09'57" E 634.45 FT TO THE POB; (SD PT ALSO BEING THE SW COR OF THE 1525 WEST CHURCH SUB, ENTRY NO. 2158600 BK 4008 PG 698). TH COINCIDENT WITH SD CHURCH PARCEL THE FOLLOWING TWO (2) COURSES: (1) N 89°50'04" E 354.00 FT; (2) N 00°09'57" W 25.50 FT; TH N 89°50'03" E 103.51 FT; TH S 44°06'38" E 79.25 FT; TH N 89°50'03" E 225.62 FT;

TH N 51°02'28" E 37.21 FT; TH N 45°00'00" E 123.20 FT; TH N 45°00'00" W 130.00 FT; TH N 45°00'00" E 180.25 FT; TH S 45°00'00" E 243.50 FT; TH E'LY 25.92 FT ALG THE ARC OF A 16.50 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS E 23.33 FT); TH N 45°00'00" E 174.49 FT TO THE PERIMETER OF FARMINGTON GREENS PUD PLAT 1B, ENTRY NO. 2045170 BK 3705 PG 787; TH COINCIDENT WITH SD PERIMETER THE FOLLOWING TWO (2) COURSES: (1) S 52°04'30" E 55.42 FT; (2) S 45°00'00" E 138.98 FT TO THE S COR OF SD FARMINGTON GREENS 1B; TH COINCIDENT WITH THE PROLONGATION OF THE SE LINE OF SD FARMINGTON GREENS PUD PLAT 1B, S 45°00'00" W 609.27 FT; TH S 75.00 FT; TH W 215.00 FT; TH N 55.00 FT; TH W 703.91 FT TO A PT ON THE E'LY R/W OF 1525 WEST STR; TH COINCIDENT WITH SD R/W N 00°09'57" W 331.49 FT TO THE POB. TOTAL ACREAGE 22.64 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Tax Year	Charges	Balance Due	Penalty	Interest	Yearly Total	Parent Parcel
2007	\$ 647.28	\$ 647.28	\$ 12.95	\$ 290.47	\$ 950.70	08-074-0058
2007	\$ 3,406.16	\$ 3,122.32	\$ 62.45	\$ 1,401.15	\$ 4,585.92	08-074-0071
2007	\$ 1,499.39	\$ 1,454.74	\$ 29.47	\$ 292.09	\$ 1,776.30	08-074-0072
2008	\$ 8,885.90	\$ 1,895.33	\$ 177.72	\$ 399.84	\$ 2,472.89	08-074-0078
2009	\$ 8,747.56	\$ 1,975.88	\$ 174.95	\$ 293.34	\$ 2,444.17	08-074-0078
2010	\$ 2,048.01	\$ 2,048.01	\$ 51.20	\$ 197.17	\$ 2,296.38	08-074-0078
2011	\$ 2,010.33	\$ 2,010.33	\$ 50.26	\$ 52.82	\$ 2,113.41	08-074-0078

For actual payoff amount please call the Davis County Treasurers Office at (801) 451-3243.

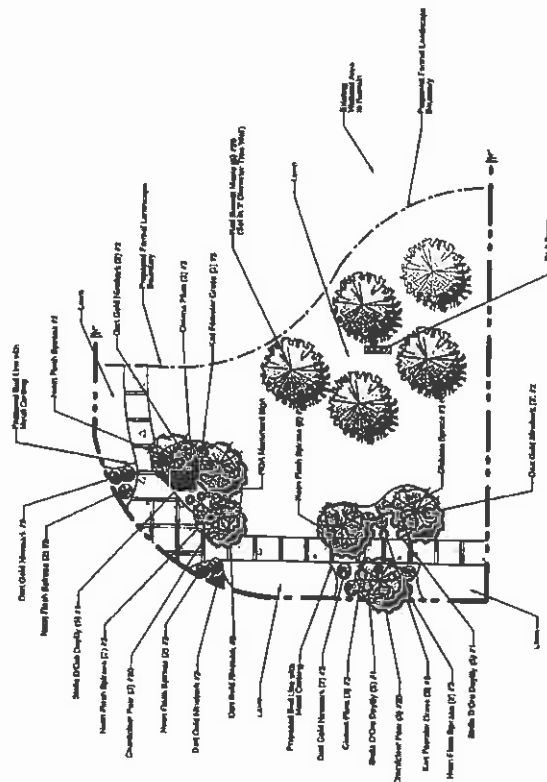
In witness whereof I have hereunto set my hand and
Official Seal this date, February 9, 2012



Steve S. Rawlings
Davis County Clerk/Auditor

General Landscape Notes

- [illegible]



Sheet Number;

L1.2



Sheet Title:
Master Landscape
Plan

Prepared For:
Farmington Greens
Common Space #2
Farmington, Utah

Design By:
Tyler Christopoulos

Date: 04/21/11

Scale:
1" = 10'



CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Final Plat for Hunters Creek Phase 4A

ACTION TO BE CONSIDERED:

Approve the attached Final Plat for Hunters Creek Phase 4A Subdivision (26 lots), located at approximately 2250 West 700 North, subject to the same conditions and findings established previously by the City Council at schematic plan approval and preliminary plat approval as set forth in the attached supplemental information.

GENERAL INFORMATION:

See enclosed staff report prepared by Christy Alexander.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: April 4, 2011

SUBJECT: APPROVAL OF A FINAL PLAT FOR HUNTERS CREEK PHASE 4A
SUBDIVISION

RECOMMENDATION

Approve the attached Final Plat for Hunters Creek Phase 4A Subdivision (26 lots), located at approximately 2250 West 700 North, subject to the same conditions and findings established previously by the City Council at schematic plan approval and preliminary plat approval as set forth in the attached supplemental information.

BACKGROUND

The applicant, Woodside Homes, is requesting Final Plat approval for a major subdivision on property at approximately 2250 West 700 North. The proposed subdivision plat is Phase 4A and contains a total of 26 lots on 10.337 acres of property. The underlying zone for this property is an AE zone. Woodside Homes is proposing to continue with a conservation subdivision adjacent to their existing Hunters Creek Phase 3. The Planning Commission previously provided a recommendation to the City Council regarding the Final Plat approval for Phase 4 on December 14, 2006 and the City Council approved the Final Plat on February 6, 2007. Since then Woodside Homes had undergone financial difficulty and lost the property and has recently regained control of the land. The previous final plat approvals have expired over the past 5 years and they must receive new approvals. The project has not changed and is still consistent with the Development Agreement and the Master Plan for the area and will not need new Preliminary Plat approvals as such. The applicant is now returning to the City to receive their Final Plat approval and has decided at this time to divide Phase 4 into two sub-phases. Woodside Homes is now requesting approval of the Final Plat for Hunters Creek Phase 4A. The Planning Commission voted on March 29, 2012 to recommend final plat approval for the Miller Meadows Phase 4 Subdivision, subject to the conditions and findings as set forth in the attached Planning Commission Staff Report.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Christy J. Alexander".

Christy J. Alexander
Associate City Planner

Review & Concur -

A handwritten signature in cursive script, appearing to read "Dave Millheim".

Dave Millheim
City Manager



Planning Commission Staff Report March 29, 2012

Item 3: Final Plat for the Hunters Creek Phase 4A Subdivision

Public Hearing:	No
Application No.:	S-1-12
Property Address:	Approximately 2250 West 700 North
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	10.337 Acres
Number of Lots:	26
Property Owner:	Woodside Hunters Creek, LLC
Agent:	Woodside Homes

Request: Applicant is requesting a recommendation for approval of a Final Plat for the Hunters Creek Phase 4A Subdivision.

Background Information

The applicant, Woodside Homes, is requesting a recommendation for Final Plat approval for a major subdivision on property at approximately 2250 West 700 North. The proposed subdivision plat is Phase 4A and contains a total of 26 lots on 10.337 acres of property. The underlying zone for this property is an AE zone. Woodside Homes is proposing to continue with a conservation subdivision adjacent to their existing Hunters Creek Phase 3. The Planning Commission previously provided a recommendation to the City Council regarding the Final Plat approval for Phase 4 on December 14, 2006 and the City Council approved the Final Plat on February 6, 2007. Since then Woodside Homes had undergone financial difficulty and lost the property and has recently regained control of the land. The previous final plat approvals have expired over the past 5 years and they must receive new approvals. The project has not changed and is still consistent with the Development Agreement and the Master Plan for the area and will not need new Preliminary Plat approvals as such. The applicant is now returning to the City to receive their Final Plat approval and has decided at this time to divide Phase 4 into two sub-phases. Woodside Homes is now requesting a recommendation for approval of the Final Plat for Hunters Creek Phase 4A.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the Final Plat for the Hunters Creek Phase 4A Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat.
2. The developer shall convey a conservation easement acceptable to the City, including any trail easements, over and across all remaining open space in the Hunters Creek Subdivision as well as for all previous phases already built, prior or concurrent to Final Plat recordation.

Findings for Approval:

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 5 of the City's Subdivision Ordinance.
3. The project is consistent with the Development Agreement and the Master Plan for the area.

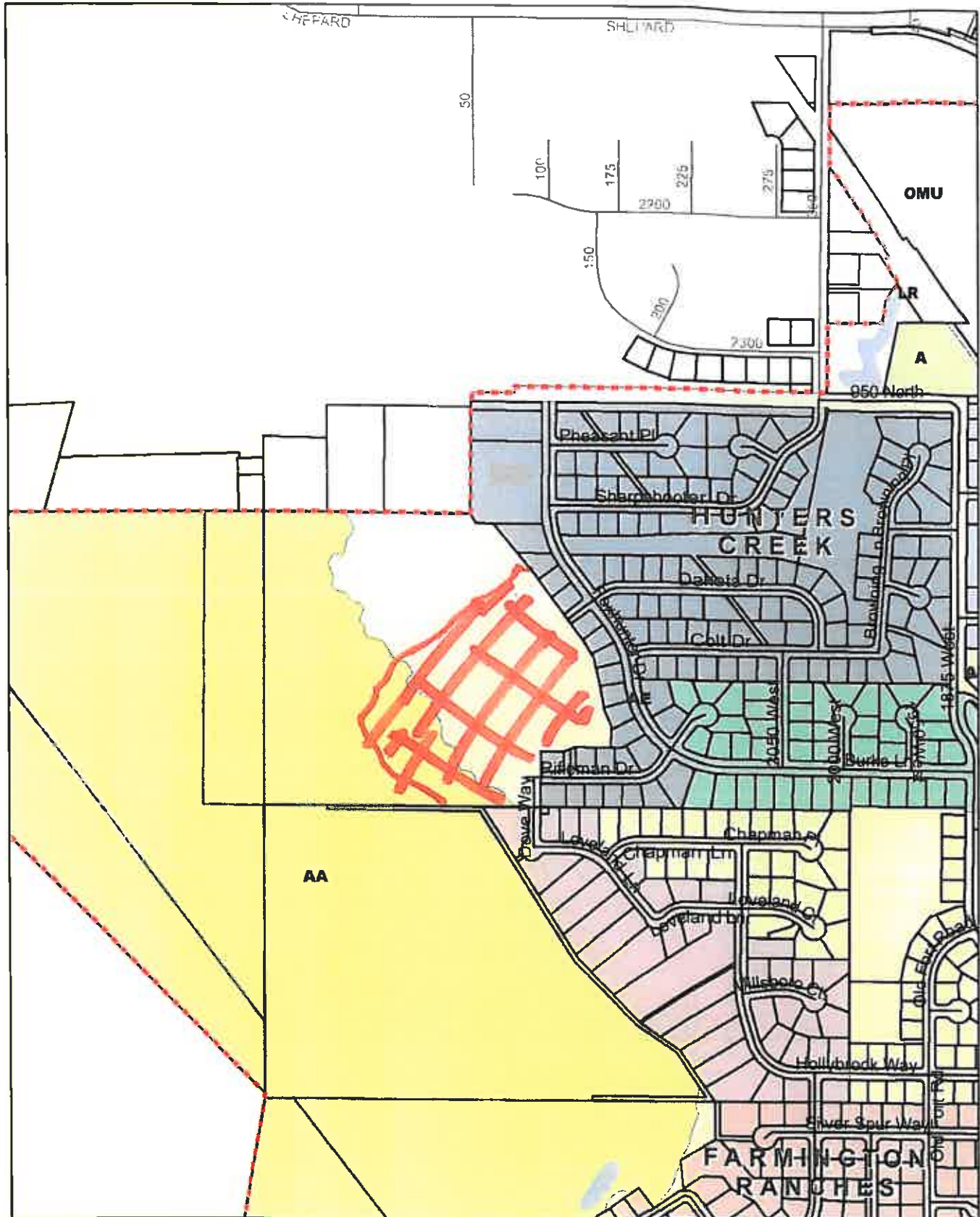
Supplemental Information

1. Vicinity Map
2. Hunters Creek Phase 4A Final Plat

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones

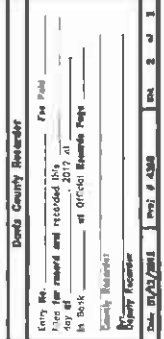
HUNTERS CREEK PH 4A VICINITY MAP Farmington City



VICINITY MAP

IS A RESIDENCE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, SALT LAKE BASIN, AND WINDHOLM, FARMED IN CITY OF DAVIS, DAVIS COUNTY, UTAH

Line	Title	Project	ESTIMATED VALUE			ACTUAL VALUE			Remarks
			Original	Revised	Final	Original	Revised	Final	
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Plat Prepared By:

McGraw-Hill
 Design ☐ 10-100
 Design ☐ 100-250
 Design ☐ 250-500
 Design ☐ 500-1000
 Design ☐ 1000+

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Easement within Red Barn Lane for the Haws Companies (THC)

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Dave Millheim.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BELTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: April 10, 2012

SUBJECT: **EASEMENT WITHIN RED BARN LANE FOR THE HAWS COMPANIES (THC)**

RECOMMENDATION

By minute motion, authorize staff to create an easement for use of Red Barn Lane for THC subject to the following conditions.

1. The legal description will be from the Cook/Haws property line on the west to the track area on the east. It will not go all the way out to Burke lane so as to not restrict the Cooks in any way from their historical access rights.
2. The cost of the easement will be adjusted proportional to the square footage involved and will not signed and recorded until that payment is received by the City and escrowed.
3. If THC does not accept the terms and conditions outlined herein, in writing within 30 days of Council approval, this approval will lapse and no further actions will be taken.
4. Should THC agree to the terms and conditions outlined herein within 30 days, the City Council will require the final easement agreement be drafted and placed upon a future City Council agenda no later than June 30, 2012 for formal review and possible approval.

BACKGROUND

A few years ago, the City entered into an agreement with THC which we commonly call "The Road to the North Agreement." One of the things required in this agreement was the City and THC would make reasonable efforts to vacate public access of Red Barn Lane to THC while still retaining fee title to the property. In exchange, THC would pay the City a predetermined value for the easement right they were acquiring. This portion of the agreement has proved difficult to implement due to three reasons:

1. THC put in improvements (fencing and landscaping) within the public ROW in advance of the easement being given without the approvals of the City. THC wants the City and others to approve the placement of these improvements within the public ROW which the City will not do since future uses of the public ROW cannot be determined at this time.
2. Third parties have asserted, both verbally and in writing, access and use rights for services provided within or near the public ROW. Questar and the Central Davis Sewer District both have large service pipes with the public ROW. The City recently granted easements for those parties to formally recognize their prescriptive rights for their specific use. UTA and UP also asked that the City recognize their prescriptive rights and are being granted access easements so they can service the tracks in this area.
3. The Cook family expressed strong concerns about any new easement granted to THC which would restrict their property access along portions of Red Barn Lane. The City will do nothing to restrict the access rights of the Cooks by the granting of easement rights to others which would cause the access rights of the Cooks to come into debate.

Lastly, THC has sought to add other conditions unrelated to the granting of this easement which the City has declined. Those conditions were included in a letter that was sent to all Council members and the City's legal counsel. THC has also threatened the filing of a lawsuit which the City believes unfounded and will defend should it be filed. The granting of this easement and the reasonable attempts to do so are meant to address the issues and rights of all the parties involved.

Respectfully Submitted



Dave Millheim
City Manager



CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

SUBJECT: City Manager Report

1. Update STP DNRWG Trail
2. Upcoming Agenda Items
3. To Do Lists
4. Building Activity Report for March 2012
5. Power Pole Electric Bills from County
6. South Main Street Project
7. Payoff Bonds for Station Parkway (Road to the North)

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Upcoming Agenda Items

May 1, 2012 – Staff Reports Due: April 20th

Front pocket of binder: Monthly Statistics for Police and Fire

Budget Work Session 6-6:30

Work Session: Street paving projects

Public Hearing: Haws Schematic Plan

Action Items:

- Villa Suzanna – Frank McCullough
- Miscellaneous Sign Ordinance Amendments

Summary Action Items:

- Approval of Minutes of Previous Meetings
- Resolution of GO Bond
- Farmington Ranches Bridge and Trail
- Ratification of Approvals of Storm Water Bond Logs
- Approval of Disbursement Lists

City Council Action List

Dave P	Not Started	January 18, 2011	Talk to Dave M on sidewalk survey and how we are going to address missing links created by wetlands, no development plans, etc.
Walt	Not Started	January 18, 2011	Contact County Health Department and prepare memo outline of fluoride requirements as they relate to water system. Ask Dave M. issues before you call.
Dave P	Not Started	June 7, 2011	Beautification plan for Park Lane interchange. Talk to Dave M about this.
Walt	Not Started	July 19, 2011	Talk to Dave on gate and signage for Farmington Canyon near pond entrance.
Dave M	Not Started	August 16, 2011	Greg Garfield Easement - Get aerial map prepared to draft in improvements to be made to Point of View Park. Have Neil and Guido sign off before improvements are constructed. Encourage Greg to get it done within one year.
Dave P	Not Started	October 4, 2011	Bring back zoning text amendment language to include samples of detrimental use specific to section 11-18-107(2)(D) vi (Business Park)
Dave P	Not Started	October 4, 2011	Talk to Dave M about how we get neighborhood group input for business park so they are a little better informed the next time we have a related item.
Dave P	Not Started	October 4, 2011	Talk to Eric and get Dave M recommendation on digital plan storage. Costs vs. benefits, etc. Have Eric put together the staff report if this is going to be something we pursue.
Dave P	Not Started	October 4, 2011	Get with Ralph, Dave M and Ken to talk about signage enforcement fairness and process.
Walt	Not Started	October 18, 2011	Have Ray White contact UDOT to see what it would take to get better directional signage for people to get to Legacy Hwy from the west side.
Dave M	Not Started	November 3, 2011	Talk to Tim Taylor on Shepard Lane bike lane options for safety enhancements.
Walt	Not Started	November 3, 2011	Get excavation permit ordinance back on in two weeks. not summary action. Show reline changes made so Council can follow.
Walt	Not Started	November 3, 2011	Complaint about dead cottonwoods within street ROW at 300 S 1000 W. Verify if in Right of Way and if creating safety hazard, cut them down.

City Council Action List

Wayne	Not Started	December 20, 2011	Move speed trailer over on Spring Creek Drive in the area where Burke Lane dead ends just off the hill.
Wayne	Not Started	December 20, 2011	New budget cycle, they want us to identify a program where we add a little each year for flashing speed warning lights/signs in problem areas.
Dave M	Not Started	January 3, 2012	Tell Sulser no thank you on potential purchase of corner lot parcel near City Hall. Contact Asay and see if they will agree to First Right of Refusal for their parcel.
Holly	Not Started	January 3, 2012	Get Matt to train you, DeAnn, and Dave P on how we access new aerial mapping tool from the Council chamber PC for use during meetings.
Wayne	Not Started	January 3, 2012	See Guido's Summary request below. Want a similar monthly report for the PD but more tailored to PD. (Citations, total calls, active cases)
Guido	Not Started	January 3, 2012	Prepare a monthly report with total number of calls, total times called out with number of responding, total shift slots, etc. Give to Dave by the 5th of ea month.
Walt	Not Started	January 20, 2012	Jim Talbot wants to know why he does not have that fire hydrant in the area we spoke of months ago. Check with Larry and coordinate with Guido.
Walt	Not Started	January 20, 2012	Council asked about sycamore tree trimming schedule and they said Ray had one. Does one exist? They want a written status update as to what we have.
Walt	Not Started	January 20, 2012	Stack of green waste debris from wind storm still in the area of Clark Lane near Farmington Greens entrance. Please remove.
Dave M	Not Started	February 7, 2012	Contact UP on Rail easement request for Red Barn Lane and get a draft easement put together.
Dave M	Not Started	February 7, 2012	Get Cook's and Haws to agree on easement access language for the ordinance for Red Barn Lane before it goes back for ratification.
Dave M	Not Started	February 7, 2012	Talk to Dave Peterson about Conservation Easement and trails in relationship to Meadow View
Wayne	Not Started	February 7, 2012	Call Dave Millheim on suggestions for monthly report.

City Council Action List

Walt	Not Started	February 7, 2012	As part of Spring Cleanup staff report, provide supplementary memo showing all charges and time spent on wind cleanup. Looking for invoices from landfills with confusing numbers
Walt	Not Started	February 7, 2012	Call Dave Millheim on Drainage problem in Cory Ritz neighborhood.
Walt	Not Started	February 7, 2012	Bring up in staff meeting a discussion in what we can do to protect the Haight home in the Grove subdivision.
Guido	Not Started	February 7, 2012	Call Dave Millheim on suggestions for monthly report.
Dave M	Not Started	February 21, 2012	Check on status of Oak Ridge GC tree clean-up on city property.
Wayne	Not Started	February 21, 2012	Remember monthly report for February goes out in with March 6th agenda packet.
Neil	Not Started	February 21, 2012	Talk to George Chipman after calling Gemmie Benson re: trail connections in Farmington Ranches park. Provide recommendations and verify there are no easement issues.
Guido	Not Started	February 21, 2012	Remember monthly report for February goes out in with March 6th agenda packet.
Dave M	Not Started	March 26, 2012	Execute agreement with CRS for Park Lane extension environmental work.
Dave M	Not Started	March 26, 2012	Talk to UTA on cost increases related to lagoon Shuttle service and report back to City Council
Dave M	Not Started	March 26, 2012	Write letter to County requesting we start getting monthly Court reporting history.
Dave M	Not Started	March 26, 2012	Newsletter Article on spring clean up with thank you to residents.
Holly	Not Started	March 26, 2012	Arrange with Matt M to give us all a tutorial on AV equipment in City Council chambers. Those to attend: Holly, DeAnn, Dave P., Christy

City Council Action List

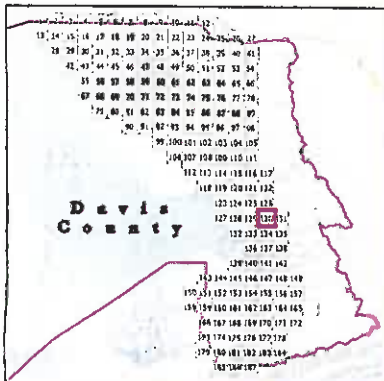
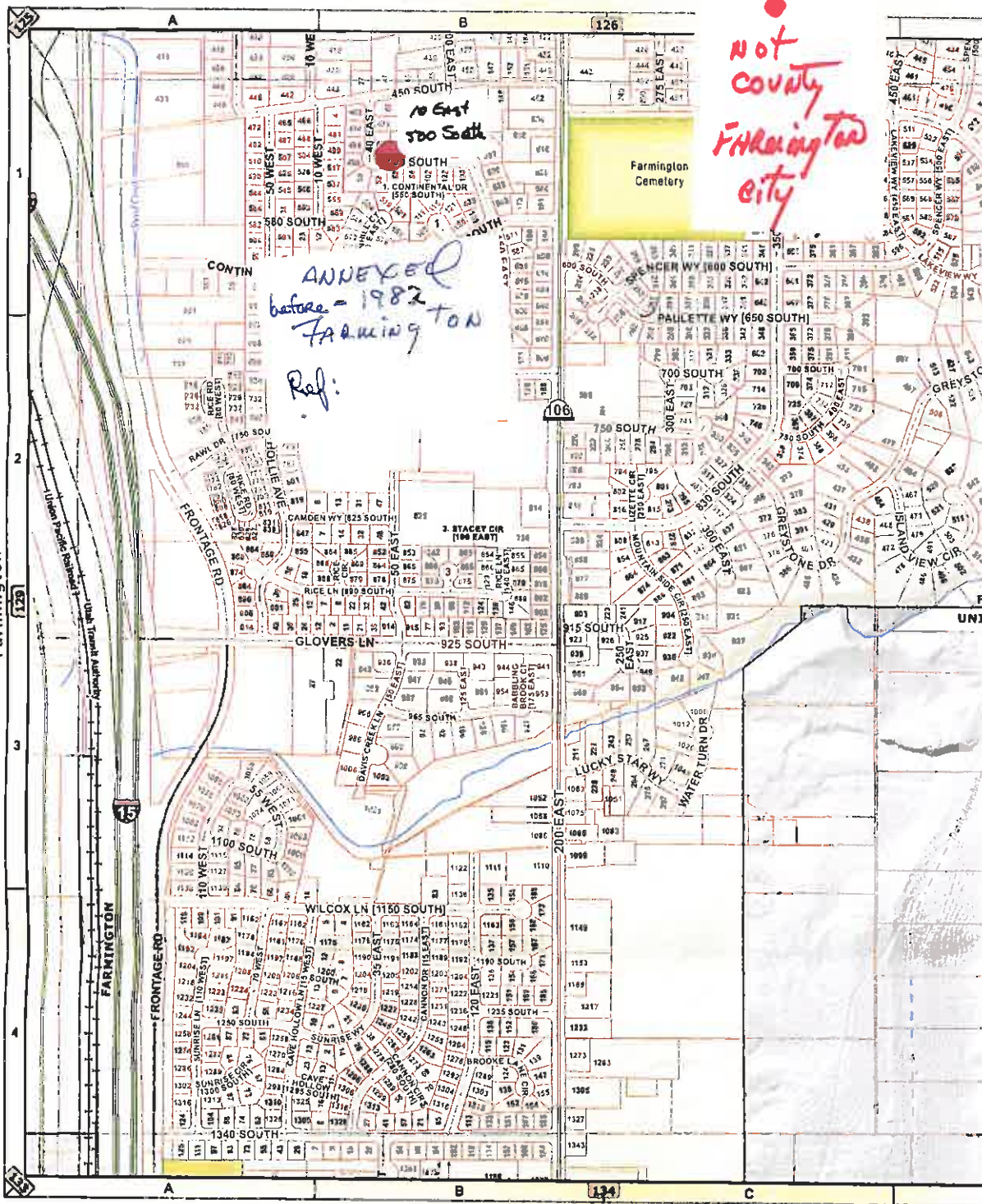
Neil	Initiated	January 20, 2012	Prepare cemetery master map for expansion area showing new plots available. Start in Area J west of Parking lot before moving into Mtn. View Park.
Wall	Initiated	February 21, 2012	Keep accurate records of spring clean-up time, costs, citations.
Dave M	Not Started	March 26, 2012	Execute agreement with CRS for Park Lane extension environmental work.
Dave M	Not Started	March 26, 2012	Talk to UTA on cost increases related to lagoon Shuttle service and report back to City Council
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Dave M	Not Started	March 26, 2012	Newsletter Article on spring clean up with thank you to residents.
Holly	Not Started	March 26, 2012	Arrange with Matt M to give us all a tutorial on AV equipment in City Council chambers. Those to attend: Holly, DeAnn, Dave P., Christy
Keith	not Started	March 26, 2012	City Council liked your memo on Utility Users tax but want you to discuss in greater detail when we go through budget work sessions.
Neil	Not Started	March 26, 2012	Get joint use agreement put together with City Attorney and School District related to fields near bus barn. Bring back to City Council for formal ratification.
Dave P	Not Started	March 26, 2012	Get yield plan ordinance scheduled for work session discussion per Cory Riz's suggestions.
Guido	Not Started	March 26, 2012	Revise monthly report to show time of day periods for no show shift coverage's.

City Council Action List

Keith	not Started	March 26, 2012	City Council liked your memo on Utility Users tax but want you to discuss in greater detail when we go through budget work sessions.
Neil	Not Started	March 26, 2012	Get joint use agreement put together with City Attorney and School District related to fields near bus barn. Bring back to City Council for formal ratification.
Dave P	Not Started	March 26, 2012	Get yield plan ordinance scheduled for work session discussion per Cory Ritz's suggestions.
Guido	Not Started	March 26, 2012	Revise monthly report to show time of day periods for no show shift coverage's.

Month of March 2012	BUILDING ACTIVITY REPORT - JULY 2011 THRU JUNE 2012				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	15	15	\$3,254,000.00	83	83
DUPLEX	0	0	\$0.00	2	2
MULTIPLE DWELLING	0	0	\$0.00	0	0
OTHER RESIDENTIAL	2	2	\$53,300.00	15	15
SUB-TOTAL	17	17	\$3,307,300.00	100	100
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	2		\$7,845.00	21	
CARPORT/GARAGE	0		\$0.00	0	
ADDITIONS/REMODELS	0		\$0.00	14	
SWIMMING POOLS/SPAS	0		\$0.00	0	
OTHER (Roofs, Waterheaters)	24		\$158,760.00	118	
SUB-TOTAL	26		\$166,605.00	153	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	10	
PUBLIC/INSTITUTIONAL	0		\$0.00	2	
CHURCHES	0		\$0.00	0	
OTHERS	1		\$80,000.00	2	
SUB-TOTAL	1		\$80,000.00	14	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	2		\$118,650.00	20	
OFFICE	0		\$0.00	2	
PUBLIC/INSTITUTIONAL	0		\$0.00	1	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	0	
SUB-TOTAL	2		\$118,650.00	23	
MISCELLANEOUS - NON-RESIDENTIAL *****					
ftgs, fnd, signs, awnings	14		\$1,652,830.00	44	
SUB-TOTAL	14		\$1,652,830.00	44	
TOTALS	60	17	\$5,325,385.00	334	100

Address Map Series

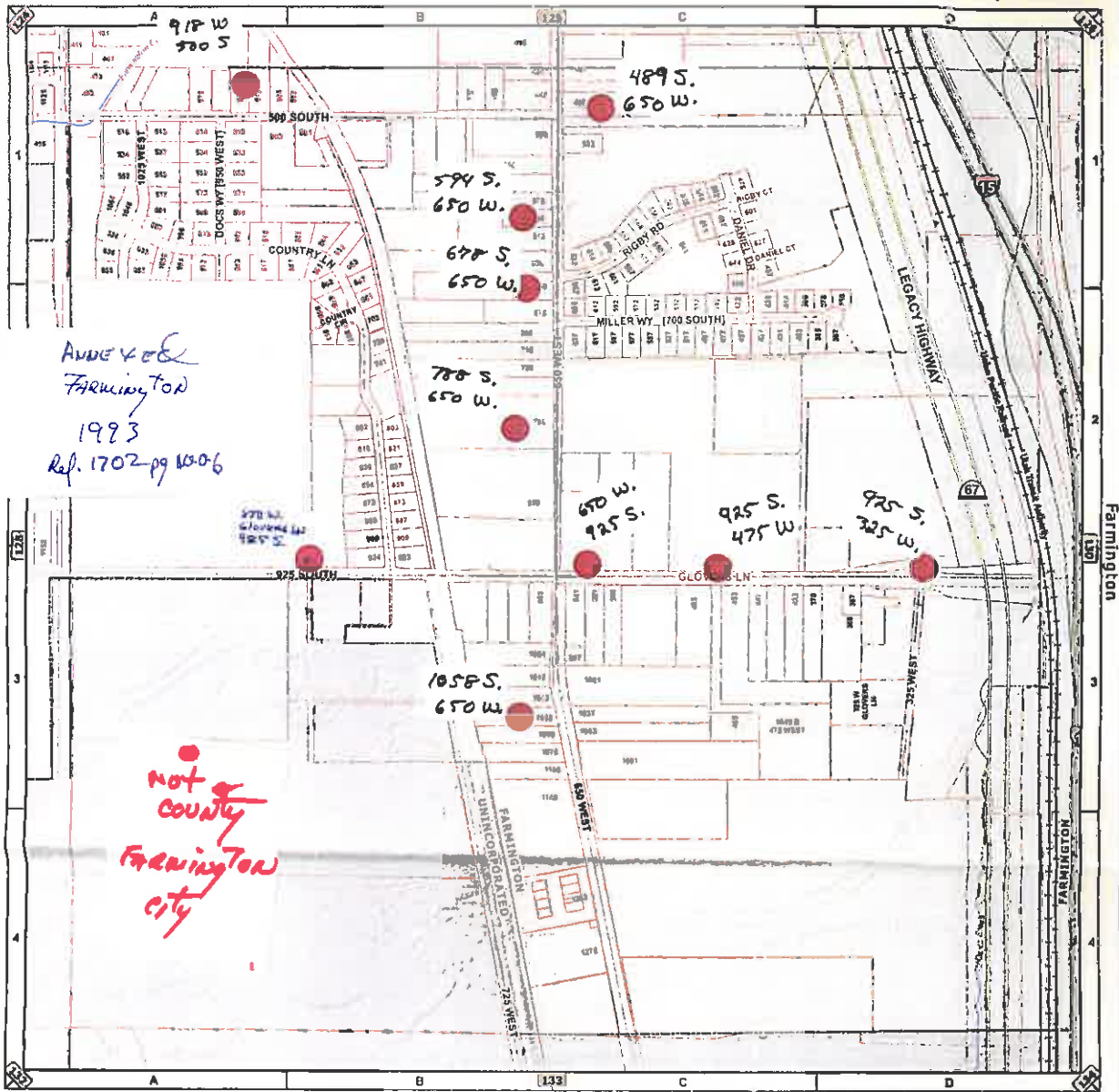


Township 3N
Range 1E
Section 30



A horizontal number line with tick marks at 0 and 1,000. The line is divided into 10 equal segments by tick marks. The word "Feet" is written below the line.

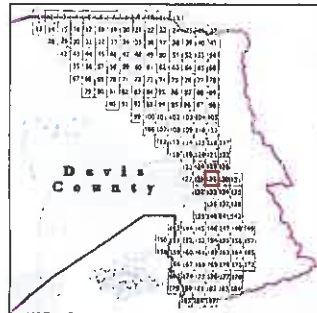
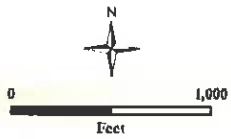




Harmont's grand opening at Station Park, Farmington, May 2011, Louise R Shaw.



Township 3N
Range 1W
Section 25





FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Walt Hokanson, Public Works Director
Date: April 4, 2012

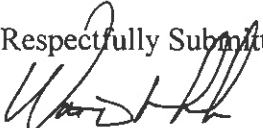
SUBJECT: SOUTH MAIN STREET PROJECT


RECOMMENDATION

Request that the City Council review the schedule of work to be done on South Main and meet with the residents that will be affected by this project.

BACKGROUND

It was determined that due to the existing condition of the road and construction on the Davis County site it would benefit the City to re-build South Main. The entities that will be involved besides the City are, Central Davis Sewer District, Benchland Water District and Questar Gas. We plan to send or deliver a copy of the enclosed letter to every residence on Main Street from State Street to 200 South by April 10, 2012. We feel this project will be a great asset to the City for years to come.

Respectfully Submitted,

Walt Hokanson
Public Works Director

Review and Concur,

Dave Millheim
City Manager



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

April 9, 2012

Dear Resident,

You are invited to attend a neighborhood meeting on Tuesday, April 17, 2012 at 5:00pm in the Council Chambers at City Hall. The purpose of the meeting is to discuss the work that will be done on South Main. Beginning on Wednesday, April 18, 2012 the road will be milled. Once the road is milled Central Davis Sewer District will install a new sewer main and Benchland Water District will install new laterals. The City will install a new water main and storm drain. The curb and gutter will be removed and new installed. The sidewalk will be repaired as needed. The street will get a new surface. This work will enable the new well to be used as soon as the Well house is built. The City will bring in top soil and back fill the curb and gutter. It will be up to the property owner to landscape and repair sprinkler systems. We hope you will be able to attend this meeting.

Walt Hokanson
Public Works Director



FARMINGTON CITY

City Council Staff Report

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: April 11, 2012

Subject: **PAYOFF BONDS FOR STATION PARKWAY (ROAD TO THE NORTH).**

RECOMMENDATIONS

This is for information only, no action required.


BACKGROUND

The City issued bonds back in 2009 for the construction of Station Parkway (road to the north), as the City had an agreement with Rich Haws to build the road. At the time the City had no way of paying for the road. In the RDA agreements with CenterCal, they are to pay for half of the costs of the road up to \$2,750,000 after the road is built. The City decided to bond for \$1,971,000 which included a reserve fund. Zions bank was the only ones willing to loan us the money as we had to pledge the City's sales tax and franchise taxes to secure the bonds. We hoped that at the end of the project, CenterCal would pay their portion and then we could pay off the bonds. This was the only source of revenue that we had available to pay the bonds. If CenterCal did not pay their portion, then they would not receive any tax increment from the RDA, which we felt they would not walk away from that tax increment.

We did bill CenterCal for the portion of the road that has been built (enclosed is a copy of the billing) and they have paid the City for the amount owing of \$1,768,754.48. With this payment the City can now pay the bonds off and have roughly \$146,000 left over for the second phase of the road. (See enclosed bond payoff from Zions). The City did not pay cash for the land costs for the road, but gave credits to Rich Haws and Cooks for street impact fees. These amounts though are included in figuring what the costs of the road were and are part of what CenterCal reimbursed the City for, which enables the City to pay off the bonds. Again there are no other sources of revenue to pay for these bonds, that is why we are paying them off with the CenterCal payment. This was the plan from the beginning that we had when we issued the bonds and that is why we made them callable at any time.

The payoff date is set for May 1, 2012. We wanted the Mayor and Council to know of this development and if you have any questions please call or talk to me.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

Station Parkway Roadway

Money Spent to Date

Land Costs

Haws Property

Slope Easement 34923 SF @ \$6	\$209,538.00
Roadway Area 48914 SF @ \$12	\$586,968.00

Cook Property

Slope Easement and Roadway Area	\$270,294.00
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Phase 1 (surcharge- Benchland)

Paid to Associated Brigham Contractors, Inc.	\$316,646.13
Original Contract Amount to be Paid to Benchland	\$186,568.31

Phase 2 (Roadway and Utilities)

Paid to Staker Parsons Companies	\$1,324,564.46
----------------------------------	----------------

Haws Portion	\$155,697.60
Sewer District Portion	\$83,318.80
Cook Portion	\$3,853.20
Transportation Impact	\$99,092.80
Storm Drain Impact	\$79,348.85
Water Impact	\$57,174.50
General Fund	\$19,790.13
Project	\$826,288.59

Less Burke Lane Change Order	-35,473.39
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Amount paid to Conoco Phillips	\$316,942.47
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Amount paid to Phil Leonard for fencing	\$10,811.00
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Engineering	\$350,649.98
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Total Spent to Date	\$3,537,508.96
----------------------------	-----------------------

Total Due from CenterCal	\$1,768,754.48
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ZIONS BANK

Trust and Investment Management

One South Main Street, 12th floor
Salt Lake City, Utah 84133-1109
(801) 844-7517 PHONE
(801) 594-8018 FAX

Farmington City
Attn: Keith Johnson
160 South Main Street
Farmington Utah 84025

Trust Number: 2745995

Administrator: Dawn Richards

3233
Farmington City Sales & Franchise
Tax Revenue Bonds
Series 2009
\$1,971,000
PTIFA

Issued and Outstanding:	\$1,912,000.00	
Interest Payable Amount:	5/1/2012	\$29,476.66
Principal Payable Amount:	5/1/2012	\$1,912,000.00
Paying Agent Fees Due:	5/1/2012	\$0.00
Less Cash on Hand as of:	4/10/2012	Includes Const and DSRF funds (\$319,264.79)
Total Funds due on or prior to 5/1/2012		\$1,622,211.87

If payments are not received by Zions when due, such late payment will result in the imposition of an extraordinary service fee.

If you have any questions regarding this statement please contact: Carrie Taylor at (801) 844-8517

Mailing Instructions:

Zions First National Bank
Attn: 12th Floor Corporate Trust
One South Main Street
Salt Lake City, UT 84133-1109

Wire Instructions:

Zions First National Bank
ABA Number: 124000054
* Account Number: 080-00043-3
Attn: Carrie Taylor

CITY COUNCIL AGENDA

For Council Meeting:
April 17, 2012

S U B J E C T: Mayor Harbertson & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.